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FEB 09 2009

TOM DALY, CLERK-RECORDER

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CITY OF NEWPORT BEACH  
3300 Newport Boulevard  
P.O. Box 1768  
Newport Beach, CA 92658-8915  
(949) 644-3200

# NOTICE OF DETERMINATION

<b>To:</b> <input type="checkbox"/> Office of Planning and Research P.O. BOX 3044 Sacramento, CA 95812-3044	<b>From:</b> City of Newport Beach Planning Department 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915
<input checked="" type="checkbox"/> County Clerk, County of Orange Public Services Division Santa Ana, CA 92702	Date received for filing at OPR/County Clerk:

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

<b>Project Name:</b>	Big Canyon General Plan Amendment and Subdivision	<b>Applicant:</b>	Big Canyon Country Club
<b>State Clearinghouse Number</b>	<b>Lead Agency Contact Person</b>	<b>Area Code/Telephone/Extension</b>	
	<i>Russell Bunim, Assistant Planner</i>	<i>949/644-3233</i>	

**Project Location (include county):** The project site is located in Orange County. The project site is located within the Big Canyon Planned Community (BCPC) which is surrounded by four arterial streets: Jamboree Road, Ford Road, MacArthur Boulevard, and San Joaquin Hills Road. The project site is located on the north side of Big Canyon Drive, between Rue Biarritz and Rue Villars.

**Project Description:** A General Plan Amendment, Planned Community Development Plan Amendment, and Parcel Map to allow the development of a new, single-family dwelling on a portion of the Big Canyon golf course. The General Plan Amendment would change the land use category from "Parks and Recreation" (PR) to "Single Unit Residential - Detached" (RS-D). The Planned Community Development Plan Amendment would amend the Big Canyon Planned Community Development Plan to change the land use designation from "Golf Course" to "Low Density Residential."

This is to advise that the **City of Newport Beach** has approved the above described project on January 27, 2009 and has made the following determinations regarding the above described project: (Date)

- The City is [ Lead Agency  Responsible Agency] for the project.
- The project [ will  will not] have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures [ were  were not] made a condition of the approval of the project.
- A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
- A Statement of Overriding Considerations [ was  was not] adopted for this project.
- Findings [ were  were not] made pursuant to the provisions of CEQA.

The final EIR or Negative Declaration and record of project approval is available for review at the City of Newport Beach Planning Department located at 3300 Newport Boulevard, Newport Beach, CA 92658-8915; 949/644-3200

*Russell Bunim*  
Russell Bunim, Assistant Planner

*2-9-09* **POSTED**  
Date

#374360

FEB 09 2009

TOM DALY, CLERK-RECORDER



**CITY OF NEWPORT BEACH  
ENVIRONMENTAL CHECKLIST FORM**

- 1. Project Title: **Big Canyon Subdivision**
- 2. Lead Agency Name and Address: **City of Newport Beach  
Planning Department  
3300 Newport Boulevard,  
Newport Beach, CA 92658-8915**
- 3. Contact Person and Phone Number: **Russell Bunim, Planning Department  
(949) 644-3210**
- 4. Project Location: **1 Big Canyon Drive  
Newport Beach, CA**
- 5. Project Sponsor's Name and Address: **Big Canyon Country Club**
- 6. General Plan Designation: **Parks and Recreation to Residential**
- 7. Zoning: **Big Canyon Planned Community**
- 8. Description of Project:

The City of Newport Beach has completed an Initial Study and Mitigated Negative Declaration for the Big Canyon subdivision and single-family dwelling project. The property consists of a graded pad surrounded by disturbed areas of vegetation primarily with native and non-native ruderal species and a steep slope to the east vegetated primarily with native scrub species. Surrounding the property are single-family detached dwellings to the south and east, and single-family attached dwellings to the west. The golf course is contiguous to the site at the north with more single-family detached dwellings beyond. The applicant is proposing to subdivide a 1.9 acre parcel for the development of one single-family dwelling which requires the approval of a three-part application: 1) A Parcel Map to subdivide a 1.9 acre portion of the golf course into a legal lot, 2) General Plan amendment to create a new lot on the General Plan Land Use Map and change the land use from "Parks and Recreation" to "Single Unit Residential – Detached", and 3) Amend the Big Canyon Planned Community (PC) to change the land use from "Golf Course" to "Low Density Residential" and modify the appropriate text and PC Land Use Map.

- 9. Surrounding Land Uses:

Current Development:	Golf course
To the north:	Golf course with single-family detached dwellings beyond
To the east:	Single-family detached dwellings
To the south:	Big Canyon Drive with single-family detached dwellings
To the west:	Single-family attached dwellings

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Land Use Planning
- Transportation/  
Circulation
- Public Services
- Population & Housing
- Biological Resources
- Utilities & Service  
Systems
- Geological Problems
- Energy & Mineral  
Resources
- Aesthetics
- Water
- Hazards
- Cultural Resources
- Air Quality
- Noise
- Recreation
- Mandatory Findings of  
Significance

**DETERMINATION:**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Prepared by: Russell Bunim, Assistant Planner

11-7-08  
Date

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	
<input checked="" type="checkbox"/>					
<b>I. AESTHETICS.</b>					
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>II. AGRICULTURE RESOURCES.</b>					
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. AIR QUALITY.</b>					
Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES.</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites which complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VIII. HYDROLOGY AND WATER QUALITY.</b>				
Would the project:				

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. LAND USE AND PLANNING.</b>				
Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>X. MINERAL RESOURCES.</b>				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XI. NOISE.</b>				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XII. POPULATION AND HOUSING.</b>					
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	v

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES</b> Would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XIV. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment? opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XV. TRANSPORTATION/TRAFFIC</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVI. UTILITIES &amp; SERVICE SYSTEMS</b>					
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetland), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>XVII.</b>	<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **SOURCE LIST**

The following enumerated documents are available at the offices of the City of Newport Beach, Planning Department, 3300 Newport Boulevard, Newport Beach, California 92660.

1. Final Program EIR – City of Newport Beach General Plan
2. General Plan, including all its elements, City of Newport Beach.
3. Title 20, Zoning Code of the Newport Beach Municipal Code.
4. City Excavation and Grading Code, Newport Beach Municipal Code.
5. Chapter 10.28, Community Noise Ordinance of the Newport Beach Municipal Code.
6. South Coast Air Quality Management District, Air Quality Management Plan 1997.
7. South Coast Air Quality Management District, Air Quality Management Plan EIR, 1997.

# ***Environmental Analysis***

## **I. AESTHETICS.**

### **a) Have a substantial adverse effect on a scenic vista?**

**No impact.** The project will not have an adverse effect on any scenic vistas as none are identified onsite or nearby. The 1.9-acre site is located north of Big Canyon Drive in the Big Canyon Planned Community at approximately 40 feet lower in elevation than the adjacent residential property to the east. Since the project site is wedged into a canyon land form at a much lower elevation, the project site is not easily viewed from adjacent properties. City policies do not protect private views and the view from Big Canyon Drive out to the site is not designated as scenic vista. The project site consists of a graded pad surrounded by disturbed areas of vegetation primarily with native and non-native ruderal species and a steep slope to the east vegetated primarily with native scrub species. The land uses surrounding the property are single-family detached dwellings to the south and east, and single-family attached dwellings to the west. The golf course is contiguous to the site at the north with more single-family detached dwellings beyond. No impact to a scenic vista will occur and no mitigation measures are necessary.

### **b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**No impact.** According to the California Scenic Highway Mapping System of the California Department of Transportation, the project site is not located on or near a major state-designated scenic highway. The closest officially designated state scenic highway to the project site is State Route 1 (SR-1), also known as Pacific Coast Highway, which is located over one mile south of the project site. Moreover, the site does not contain any scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. No mitigation measures are necessary.

### **c) Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Less than significant.** The existing visual character of the project site consists of a graded pad with native and non-native species as pointed out above. The character of the area surrounding the site is a suburban neighborhood with large, residential dwellings. The residential dwellings are one and two stories with well-maintained landscaping. The addition of one single-family dwelling with landscaping will have not have a significant impact on the existing visual character or quality of the site and its surroundings as residential property is already established in the area.

### **d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Less than significant impact.** The project site does not contain any structures and is not a source of light or glare. The development of one single-family dwelling will result in light and glare sources that are similar to other dwellings in the community. Therefore, no substantial impacts are anticipated.

## **II. AGRICULTURE RESOURCES.**

In determining whether impacts to agricultural resources are significant effects, the lead agency referred to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No impact.** According to the California Resource Agency's Department of Conservation Important Farmland Map for Orange County (2006), the project site is not designated as Farmland or Statewide Importance, Unique Farmland, or Farmland of Local Importance. The project site is located in a suburban area surrounded by a golf course and residential dwellings. No significant would occur and no mitigation measures are necessary.

<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2006/ora06.pdf>  
(Map of Orange County important farmland – 2006 reference)

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No impact.** The project site is not currently zoned or used for agriculture purposes and does not fall under Williamson Act contract. The project site is currently zoned Planned Community (PC) with a "Golf Course" land designation within the PC. The proposed land use is residential. No significant impacts would occur and no mitigation measures are necessary.

<http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>  
(Williamson Act reference)

- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

**No impact.** The project site is not currently used for agricultural purposes; therefore, the project would not result in the conversion of farmland to nonagricultural uses. No impacts to farmland would occur. No significant impacts would occur and no mitigation measures are necessary.

### III. AIR QUALITY.

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

**Less than significant impact.** A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the Air Quality Management Plan (AQMP). It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals contained in the AQMP. Only new or amended general plan elements, specific plans, and major projects need to undergo a consistency review. This is because the AQMP strategy is based on projections from local general plans. Projects that are consistent with the local general plan are considered consistent with AQMP.

The proposed project would not emit either short- or long-term quantities of criteria pollutants which exceed the SCAQMD's air quality significance thresholds (See Appendix A for SCAQMD air quality significant thresholds). The SCAQMD does not consider projects which result in emissions below the SCAQMD significance thresholds to interfere with the goals established in the AQMP. Therefore, no significant impact to the AQMP will occur as a result of the proposed project. No mitigation measures are necessary.

- b) **Violate any air quality standard or contribute to an existing or projected air quality violation?**

**Less than significant.** The proposed project includes construction of one single-family dwelling on a 1.9-acre parcel. Air pollutant emissions associated with the project could occur over the short-term for site preparation and construction activities. In addition emissions would result from the long-term operation of the completed project from facility-related energy consumption and automobile traffic traveling to and from the project site. The analysis below describes the project's short-term and long-term air quality impacts.

<http://www.aqmd.gov/>  
(Air Quality Management District reference)

### Short-Term Air Quality Impacts

The estimated dates for construction begin in 2009 and are estimated to take approximately 15 months. The proposed project does not require demolition of any structure – only clearing and grubbing is necessary to remove vegetation on site, which would take 2 days to remove. Grading activities would take approximately 20 days to export approximately 7,500 cubic yards of soil (from previous fill projects on site) and import 5,000 cubic yards of soil back on site for re-compaction. Building the single-family dwelling would take approximately 12 months. These construction emissions were estimated using the SCAQMD's URBEMIS2007 and are included in the table below; the model run is included in Appendix B.

#### Maximum Daily Construction Emissions

Source	Pollutants (lbs/day)						
	CO	NO <sub>x</sub>	VOC	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Demolition	6	9	2	0	1	1	825
Site Preparation	25	55	6	1	13	5	5,904
Building Construction	6	10	2	0	1	1	917
SCAQMD Threshold	550	100	75	150	150	55	N/A
Exceeds Threshold	NO	NO	NO	NO	NO	NO	N/A

- Source: URBEMIS2007 Version 9.2.2.
- N/A: Not Applicable
- VOC: Volatile Organic Compounds (ref: URBEMIS ROG: Reactive Organic Gases)
- Construction equipment mix based on the URBEMIS2007 computer model, which is based on SCAQMD construction surveys of mid-sized construction sites.
- Fugitive dust emissions assumes application of Rule 403, which includes replacing ground cover as quickly as possible, watering exposed surfaces two times daily, equipment loading/unloading measures, and reducing vehicle speeds on unpaved roads to less than miles per hour. See Appendix A for additional fugitive dust control measures detailed in SCAQMD Rule 403.
- CO<sub>2</sub> emissions are provided for informational purposes only. The SCAQMD, OPR, or CARB have yet to establish regional emissions thresholds for this pollutant.

As shown in the table above, all emissions are less than their respective SCAQMD threshold values. SCAQMD, Office of Planning and Research (OPR), or California Air Resources Board (CARB) have yet to establish regional emissions thresholds for CO<sub>2</sub> emissions. However, because the project is not a regionally significant project and the project would not exceed the SCAQMD thresholds for criteria pollutants (CO, NO, PM<sub>10</sub>, and PM<sub>2.5</sub>), which were established to identify substantial new sources of air pollution, CO<sub>2</sub> emissions are likely not to be considered substantial enough to result in a significant cumulative impact relative to Greenhouse Gas (GHG) emissions and climate change impacts. Therefore the project's cumulative contribution to GHG emissions is less than significant.

### Long-Term Operational-Related Impacts

Long-term air pollutant emissions generated by the project would be associated with project-related vehicle trips and stationary-source emissions generated on-site by sources such as water heaters, gas stoves, and fuel consumed for landscaping activities. Long-term air quality impacts are typically associated with the emissions produced by project-generated vehicle trips which are estimated by the Institute of Transpiration Engineers (ITE) as ten trips per day for one single-family dwelling. However, one single-family dwelling will not exceed the threshold for SCAQMD air quality significance as pointed out on the chart below for operational emissions.

**Maximum Daily Operational Emissions**

Source	Pollutants (lbs/day)						
	CO	NO <sub>x</sub>	VOC	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Demolition	1.24	0.15	0.11	0	0.19	0.04	115.14
SCAQMD Threshold	550	100	75	150	150	55	N/A
Exceeds Threshold	NO	NO	NO	NO	NO	NO	N/A

- Source: URBEMIS2007 Version 9.2.2.
- N/A: Not Applicable
- VOC: Volatile Organic Compounds (ref: URBEMIS ROG: Reactive Organic Gases)
- Construction equipment mix based on the URBEMIS2007 computer model, which is based on SCAQMD construction surveys of mid-sized construction sites.
- CO<sub>2</sub> emissions are provided for informational purposes only. The SCAQMD, OPR, or CARB have yet to establish regional emissions thresholds for this pollutant.

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less than significant.** In accordance with SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values does not add significantly to a cumulative impact. The South Coast Air Basin (SoCAB) is designated as a non-attainment area for ozone and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>) under the state and federal Ambient Air Quality Standards (AAQS). Air pollutant modeling for construction emissions demonstrates that project implementation would not exceed the SCAQMD's construction phase pollutant thresholds.

Furthermore, the operational emissions which include vehicular trips will not exceed the SCAQMD thresholds as pointed out in the Operational Emissions chart above. Therefore, the project will not result in cumulatively considerable impacts including releasing emissions which exceed quantitative thresholds for ozone precursors. No mitigation measures are necessary.

**d) Expose sensitive receptors to substantial pollutant concentrations?**

**Less than significant.** The subject site is located in a residential and golf course community. Although sensitive receptors (i.e., surrounding residential dwellings) are located in the vicinity of the site, the greatest amount of pollutants generated by the proposed project will occur during the construction phase. The emissions will be comprised of mostly dirt and dust particles as the subject site is graded and a new home is constructed. However, such emissions will be controlled through the implementation of standard conditions and rules prescribed by the South Coast Air Quality Management District and will be short-term. The emissions released from operations after the construction phase is completed will predominantly be comprised by vehicle trips which will not be a significant impact as pointed out in Operational Emissions chart above. Therefore, project implementation will not adversely affect sensitive receptors and no mitigation measures are necessary.

**e) Create objectionable odors affecting a substantial number of people?**

**Less than significant.** Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing asphalt and other building materials to the site. With regard to nuisance odors, any air quality impacts would be confined to the immediate vicinity of the equipment itself. During the operations phase of the project, single-family dwellings do not typically generate substantial emissions or odors that affect people outside the confines of the property. By the time such emissions or odors reach any sensitive receptor sites away from the project site, they are typically diluted to well below any level of air quality concern. Such emissions and odors are an adverse, but not significant, air quality impacts. Mitigation measures are not necessary as the impacts of emissions and odors are less than significant.

**IV. BIOLOGICAL RESOURCES.**

The analysis below, is based on results of the Biological report dated August 25, 2008, prepared by Glenn Lukos Associates, included as Appendix C.

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites?**
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**Less than significant impact with mitigation (a – f).** At this time, the precise development and grading plans for the proposed residential lot are not available. However, the buildable area of the lot has been identified, as depicted on the attached Vegetation Map [Exhibit 3 of Glenn Lukos Associates' report (Appendix C)]. Therefore, this impact analysis assumes that all vegetation within the buildable area will be impacted. A summary of the vegetation impacts is given in the Table below.

**Vegetation Impacts Table**

<b>Vegetation Association</b>	<b>Total on Site (acres)</b>	<b>Buildable Area (acres)</b>
Mixed Sage Scrub / Chenopod Scrub	0.29	0.008
Ruderal	0.49	0.39
Ruderal / Ornamental	0.06	0.0001
Southern Willow Scrub	0.04	0.04
Ornamental	0.82	0.11
Disturbed	0.18	0.15
<b>Total</b>	<b>1.88</b>	<b>0.70</b>

Impacts to ruderal, ornamental, and disturbed areas would not be considered significant as these areas have low habitat value and have no potential to support special status flora or fauna.

The coastal California gnatcatcher (CAGN) is a federally listed threatened species. This small songbird is a year-round, obligate resident of coastal sage scrub communities in southern California and northwestern Baja California, Mexico. The CAGN is insectivorous, and nests and forages in moderately dense stands of sage scrub occurring on arid hillsides, mesas, and in washes. The CAGN generally lives below 1,200 feet in elevation. Coastal sage scrub communities dominated by California sage brush, California buckwheat, white sage, and black sage are preferred by this species. Loss and fragmentation of suitable habitat due to expanding development have been major factors in the decline of this bird in southern California.

This species typically nests in areas with less than 40 percent slope, and requires at minimum a patch of scrub of at least 0.5 acre for nesting. Given the steepness of the slope and small size of the patch from large, contiguous areas of scrub habitat, the CAGN is not likely to breed on site. It is possible, although unlikely, that a dispersing individual could briefly utilize the site for rest and forage at the beginning or end of the season.

Given that the mixed sage scrub / chenopod scrub located on the hillside adjacent to the buildable area has little potential to support special status flora or fauna, including the coastal California gnatcatcher, impacts to 0.008 acre of mixed sage scrub / chenopod scrub would not be significant.

**Mitigation Measure.** The project site has some potential to support nesting migratory birds. Impacts to such species are prohibited under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. In order to ensure that the proposed project will not impact nesting migratory birds, the following mitigation measure is recommended:

- If vegetation is to be removed during the nesting season, recognized from February 1 through August 31, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation no more than three days prior to vegetation removal. If active nests are identified during nesting bird surveys, then the nesting vegetation will be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist will flag the active nesting vegetation, and will establish an adequate buffer around the nesting vegetation of 300 feet (500 feet for raptors). If active nests are identified, clearing/grading shall not occur within the buffer until the nesting event has completed.

**V. CULTURAL RESOURCES.**

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

**No impact.** Section 10564.5 defines historic resources as resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant", if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the patterns of California's history and culture heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

Figure HR1, *Historic Resources*, of the Historic Resources Element of the City's General Plan update does not identify any historic resources within or adjacent to the project site. Before the development of the Big Canyon Planned Community, the land was use as a ranch owned by the Irvine Company and did not contain any significant structures. The project location is contiguous to the Big Canyon Country Club golf course; however, the subject site was never included as part of the course design or construction. The subject site is vacant and does not contain any structures. The proposed project has no impacts on historical resources; therefore, no mitigation measures are required.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

**Less than significant impact with mitigation.** The project site has been previously graded and filled. While removing the loose soil, it is unlikely that any significant archaeological resources will be found. However, the following mitigation procedure will be followed to ensure that impacts related to archaeological resources remain less than significant.

**Mitigation Measure**

Prior to approval of a grading plan, the property owner/developer shall submit a letter to the Planning Department showing that a qualified archaeologist has been hired to ensure that the following actions are implemented.

- The archaeologist must be present at the pregrading conference in order to establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of artifacts if potentially significant artifacts are uncovered. If artifacts are uncovered and determined to be significant, the archaeological observer shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage.
- Specimens that are collected prior to or during the grading process will be donated to an educational or research institution.
- Any archaeological work at the site shall be conducted under the direction of the certified archaeologist. If any artifacts are discovered during grading operations when the archaeological monitor is not present, grading shall be diverted around the area until the monitor can survey the area.
- A final report detailing the findings and disposition of the specimens shall be submitted to the City Engineer. Upon Completion of the grading, the archaeologist shall notify the City as to when the final report will be submitted.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Less than significant impact with mitigation.** As stated above, the project site has been previously graded and filled. While removing the loose soil, the project is unlikely to destroy any unique paleontological resources or unique geologic features. However, the following mitigation procedure will be followed to ensure that impacts related to archaeological resources remain less than significant.

**Mitigation Measure**

The property owner/develop shall submit a letter to the Planning Department showing that a certified paleontologist has been hired to ensure that the following actions are implemented:

- The paleontologist must be present at the pregrading conference in order to establish procedures to temporarily halt or redirect work to permit the sampling, identification, and evaluation of fossils. If potentially significant materials are discovered, the paleontologist shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage.
- Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution.
- Any paleontological work at the site shall be conducted under the direction of the certified paleontologist. If any fossils are discovered during grading operations when the paleontological monitor is not present, grading shall be diverted around the area until the monitor can survey the area.
- A final report detailing the findings and disposition of the specimens shall be submitted. Upon the completion of the grading, the paleontologist shall notify the City as to when the final report will be submitted.

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

**Less than significant impact.** No remains are known to be present on site. The project site has been previously graded and filled. In the event that unknown remains are discovered on the subject site, the proposed project will be in compliance with the State Health and Safety Code 7050.5, as required and cited below:

If human remains are encountered, the state Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the county coroner has made a determination of the origin and disposition pursuant to Public Resources Code 5097.98. The county coroner must be notified immediately of the find. If the remains are determined to be prehistoric, the coroner is required to notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With permission of the owner of the land or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 24 hours of notification of the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

**VI. GEOLOGY AND SOILS.**

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
- ii) **Strong seismic ground shaking?**
- iii) **Seismic-related ground failure, including liquefaction?**
- iv) **Landslides?**

**Less than significant impact.** The subject site is not located in a seismic hazard or liquefaction area with the possibility for landslides or located in a fault disclosure zone according to the Seismic Hazards Map in the City of Newport Beach General Plan. No mitigation measures are necessary.

- b) **Result in substantial soil erosion or the loss of topsoil?**

**Less than significant impact.** As stated previously in this document, the construction phase of the project will include grading that will leave soil exposed. The City has policies to insure Best Management Practices (BMP) be followed that minimize erosion and loss of topsoil. After the site is developed, landscaping, paving, and drainage will reduce erosion as less soil will be exposed and proper drainage will be installed.

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**
- d) **Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less than significant impact (c-d).** The City of Newport Beach Safety Element does not identify the project site as at risk of being unstable from landslides, lateral spreading, subsidence, liquefaction or collapse. As stated above, this site has been graded and filled. Removing loose soil for a buildable pad requires a grading plan and soils report which are typically reviewed at the plan check phase of the project by the Building Department.

- e) **Have soils incapable of adequately supporting the use septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No impact.** The proposed project involves the development of one single-family dwelling in Newport Beach. The Utilities Department requires that dwellings install water service and sewer service per City standards, so the project will not need a septic tank or alternative wastewater disposal system. No significant impacts would occur and no mitigation measures are necessary.

## **VII. HAZARDS AND HAZARDOUS MATERIALS.**

- a) **Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?**

**No impact.** The proposed project will not utilize or dispose of any hazardous materials of reportable quantities in typical operations. Substances for landscaping, such as fertilizers and pesticides, will be subject to all applicable Best Management Practices (BMP) regulations.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less than significant impact.** The project has a potential for on-site dirt to be released into the air during the grading process of construction. However, compliance with the existing regulations would reduce potential impacts to a level less than significant. To reduce impacts from potential spills of hazardous materials during construction, the project is required to comply with the requirements set forth under the Statewide General Permit for Construction Activities, pursuant to Section 402 of the federal Clean Water Act. Per, the requirements, BMP's would be employed to control hazardous materials use and spills.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No impact.** There are no schools within one-quarter mile of the proposed project site. The nearest school is Our Lady Queen of Angels School, located at 750 Domingo Drive, Newport Beach, approximately one third of a mile away from the project site.

- d) **Be located on a site which is included on a list of hazardous materials sites which complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No impact.** The project site is not identified in the Department of Toxic Substances Control's (DTSC) hazardous wastes and substances list, which includes the Federal Superfund sites (National Priority List), State Response Sites, Voluntary Cleanup Sites, School Cleanup Sites, Permitted Sites, and Corrective Actions Sites. Construction of the proposed single-family dwelling site would not create a significant hazard to the public or the environment. No mitigation measures are necessary.

- e) **For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**Less than significant impact.** The project site, which is located approximately three miles south of the John Wayne Airport, is within the limits of its Airport Environs Land Use Plan (AELUP) as established by the Orange County Airport Land Use Commission (ALUC). The John Wayne Airport AELUP has established various zones surrounding the airport including Noise Impact Zone and Runway Protection Zone.

The Noise Impact Zone establishes land uses that are "normally acceptable", "conditionally acceptable", and normally unacceptable" within each noise impact zone delineated by the respective Community Noise Equivalent Level (CNEL) noise contour derived from studies of aircraft flight operations into and out of the John Wayne Airport. The project site does not fall within the Noise Impact Zone. Therefore, noise from airport operations would be less than significant at the project site.

The Runway Protection Zone (also known as the Clear Zone) identifies areas within the direct pathway of the runways that should remain relatively clear of development. The project site does not fall within the Runway Protection Zone as the project site is located approximately three miles south of the runway. Therefore, the location of the project will not be an impact.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**No impact.** The project site is not located within the vicinity of a private airstrip. No impact will result of this project.

**g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No impact.** Access to the site will be taken from Big Canyon Drive. Although no other dwellings have direct access to Big Canyon Drive, the addition of one new driveway will not interfere with emergency response. The proposed project has been routed to City public safety departments including Fire and Police, and no issues have been identified that will impair emergency response.

**h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No impact.** The project site is not located within an area susceptible to fire as designated in the City of Newport Beach General Plan Safety Element.

#### **VIII. HYDROLOGY AND WATER QUALITY.**

**a) Violate any water quality standards or waste discharge requirements?**

**Less than significant impact.** Pursuant to Section 420 of the Clean Water Act, the Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. For Orange County, the Santa Ana Regional Control Board would be responsible for implementation of the NPDES requirements. The NPDES program regulates pollutant discharges, including, those from construction activities on sites larger than one acre. The proposed project would be subject to the NPDES program since the project would involve a site larger than one acre.

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

**Less than significant impact.** The project will not impact groundwater supplies or interfere with groundwater recharge. The project includes a mass grading phase; however, the construction of one new single-family dwelling will include a drainage plan that will not interfere or deplete ground water. The single-family dwelling will be served by the local sewer and water system. It is not anticipated that the project will have any significant impact on groundwater.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

**Less than significant impact.** The project will not result in a significant change to the drainage pattern of property as the drainage plan will be required to comply with applicable policies noted above. The proposed project would not involve the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, it's not anticipated that the project will result in any significant impacts to erosion or siltation on- or off-site.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of a course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?**

**Less than significant impact.** The project does not involve any alteration of the existing and/or planned drainage system (pattern) of the area. The development of the site will not alter the course of a stream or a river. The project does not propose any alterations to the existing or planned storm drain system in Newport Beach. Therefore, no impacts to this topical area will occur as a result of the project.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Less than significant impact.** The City of Newport Beach is primarily built-out and contains an existing storm water drainage system. The project is consistent with the capacity of the existing storm drain system in the City of Newport Beach and will be required to install drainage systems in accordance with applicable policies. Therefore, no impacts associated with runoff will occur as a result of the proposed project.

- f) **Otherwise substantially degrade water quality?**

**Less than significant impact.** See response to "a)" above. The project will comply with all requirements regarding water quality. Therefore, it is not anticipated that the project will substantially degrade water quality.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No impact.** The project site is not located within a 100-year flood plain.

- h) **Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**No impact.** The project site is not located within a 100-year flood plain.

- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**No impact.** The project site is not located within a 100-year flood plain. Failure of the nearby Big Canyon Dam is unlikely as a seismic analysis shows that it can withstand a maximum magnitude earthquake (M=7) on the Newport-Inglewood fault. This earthquake is anticipated to produce very strong ground motions, with a peak horizontal ground acceleration of 0.91g, in the area of the reservoir. Therefore, no impacts are anticipated and no mitigation measures are necessary.

- j) **Inundation by seiche, tsunami, or mudflow?**

**No impact.** The project site is not located in the immediate vicinity of a reservoir, harbor, lake, or storage tank capable of creating a seiche. The closest body of water is located approximately one mile west of the project site (Upper Newport Bay). Due to the distance and the relatively small surface area of the Upper Newport Bay as well as the difference in elevation between the Bay and project site, inundation of the project site by a seiche or tsunami is highly unlikely. The

project site is located approximately three miles north of the Pacific Ocean. Therefore, inundation of the project site by tsunami is also unlikely.

#### **IX. LAND USE AND PLANNING.**

**a) Physically divide an established community?**

**No impact.** The project site is located in a residential and golf course community. The addition of one parcel for the use of a single family home will not divide the community.

**b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less than significant impact (b & c).** The Land Use Element of the General Plan contains objectives, policies, and distributions of land use for development in the City. Since the project site is designated within the Land Use Element of the General Plan as Parks and Recreational (PR), a General Plan Amendment is required to change the land use to Single-Unit Residential Detached (RS-D).

Most planned communities have home owners associations (HOA) that serve as a governing body to their community and own the common land. The General Plan policy (below) insures that open space and recreational facilities that are owned by the HOA be preserved. The policy is intended to preserve open space and recreational facilities of the community living in the private residential developments. It specifically states that facilities to be preserved are integrated into and owned by private residential developments (typically by an HOA). However, this is not applicable for the Big Canyon Planned Community as the private residential development (or HOA) does not own or govern the golf course. The golf course is owned by the Big Canyon Country Club. Therefore, the proposed project will not conflict with this land use policy.

Land Use Policy LU 6.29 (Private Open Spaces and Recreational Facilities):

*"Require the open space and recreational facilities that are integrated into and owned by private residential development are permanently preserved as part of the development approval process and are prohibited from converting to residential or other types of land use."*

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No impact.** As pointed out earlier in Section IV of this document (Biology Resources), the project site is not designated as a habitat conservation area that supports flora or fauna. Moreover, the project site is not being persevered as the City has used the site in the past to deposit soil after a previous construction project in the area.

#### **X. MINERAL RESOURCES.**

**a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**No impact.** The City of Newport Beach's General Plan does not identify any known minerals on the project site (vacant) or surrounding areas (golf course and residential dwellings). The project will not result in the loss of known mineral resource that would be of state, regional, or local value. Therefore, no mineral resource impacts are expected to occur and no mitigation measures are required.

- b) **Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**No impact.** The project site is not delineated as a locally-important resource recovery site in the City's General Plan. Therefore, no impacts in relation to locally important mineral resources will result from the implementation of the proposed project and no mitigation measures are required.

#### **XI. NOISE.**

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Less than significant impact.** The proposed project includes the construction of one single-family dwelling. Project-generated noise during the construction phase of the project would be from project-generated traffic and on-site operations. Once the construction phase of the project is complete, the project will not generate noise beyond the typical use of a single-family house.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Less than significant impact.** The project will be constructed using typical construction techniques, and vibration intensive activities such as pile-driving or sheet piles are not permitted in the City per Building Department policies. As such, it is anticipated that the equipment to be used during construction would not cause excessive ground borne noise or vibration. Post-construction on-site activities would be limited to suburban land uses that do not generate excessive ground borne vibration or noise. Furthermore, the Building Department requires the contractor to notify the adjacent property owners by certified mail 10 days prior to starting shoring or excavation work. Therefore, vibration or noise levels will not be a significant impact.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than significant.** As noted in response XI.a above, the proposed would not substantially increase ambient noise levels at residential uses in the vicinity of the project due to stationary-source or mobile-sources noise generated by the one single-family dwelling. Impacts would be less than significant.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Less than significant impact d).** Noise levels associated with construction activities would be higher than ambient noise levels in the project area today, but would subside once construction of the proposed project is completed. Two types of noise impacts could occur during the construction phase. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along site's access roadways.

The second type of impact is related to noise generated by on-site construction operations. The local residents would be subject to elevated noise levels due to the operation of on-site construction equipment. Construction activities are carried out in phases, each of which have a mix of different types of equipment and, consequently, different noise characteristics. These various sequential phases would change the character of the noise levels surrounding the construction site as work progresses.

Construction of the project is estimated to take approximately 15 months and noise generated by construction activities will cease once construction is completed. Noise related impacts are typical to the construction of a single-family dwelling and the City of Newport Beach limits the hours of construction to weekdays 7:00 AM to 6:30 PM, and Saturdays from 8:00 AM to 6:00 PM, excluding Sundays and federal holidays. Impacts are less than significant.

- e) **For a project located within an airport land use land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**No impact.** The project site located approximately three miles from John Wayne Airport. The project site is located outside of the 60 dBA CNEL Noise Contour of the John Wayne AELUP as established by the Orange County ALUC. No impact. No mitigation required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** There are no private airstrips within at least five miles of the project site. No impact. No mitigation required.

## **XII. POPULATION AND HOUSING.**

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**
- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**
- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Less than significant impact (a – c).** The introduction of one dwelling unit will not induce substantial population growth as the State Department of Finance reports the average household size in Newport Beach is 2.97. Affordable housing will be addressed by the payment of an in-lieu fee.

## **XIII. PUBLIC SERVICES**

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**
- o **Fire protection?**
  - o **Police protection?**
  - o **Schools?**
  - o **Other public facilities?**

**Less than significant impact.** Police and Fire Departments report that the project will not result in a substantial increase in demand for public safety services. The proposed project will be

assessed fees for the school district, parks and sanitation to off-set any impacts to these public facilities.

#### **XIV. RECREATION**

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Does the project include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment? opportunities?**

**Less than significant impact (a & b).** The 1.9-acre site will have a large, relatively level building pad that will provide adequate open space for recreational activities. In addition, the Big Canyon Planned Community has four acres of open turf. The City of Newport Beach requires a park fee for new dwelling units, which the City uses for purchasing new park land and upgrading existing facilities. Therefore, the project will not have adverse effect on recreation facilities.

#### **XV. TRANSPORTATION/TRAFFIC**

- a) **Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**
- b) **Exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**
- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**
- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less than significant impact with Mitigation (a-d).** The City of Newport Beach's Traffic Engineer has reviewed the proposed project and concluded that the proposed project will not result in any significant impacts to any traffic load and capacity, levels of service, or result in an increase in traffic levels that will result in a safety risk on the existing roads.

**Mitigation Measure.** The Traffic Engineer will require during the plan check review phase that the proposed project to be designed to accommodate vehicular turnaround on-site. Backing out on to Big Canyon Drive is prohibited.

- e) **Result in inadequate emergency access?**

**No impact.** Police and Fire Departments concluded that the proposed project will not result in inadequate emergency access. At the time of plan check for building permits, the Plan Check Engineer in the Building Department will check for Building Code compliance and emergency ingress and egress from inside the dwelling unit to a safe outdoor location.

- f) **Result in inadequate parking capacity?**

**No impact.** The proposed single-family will be required to provide adequate parking on-site per the City of Newport Beach Zoning Code. The Planning Department will plan check the parking proposed as part of the plan check process.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

**No impact.** The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The project does not propose to alter any existing bus turnouts or established alternative transportation programs within the City. The City's Transportation Demand Management (TDM) Ordinance would not apply to this project since it is residential. No impact.

#### **XVI. UTILITIES & SERVICE SYSTEMS**

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**
- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Comply with federal, state, and local statutes and regulation related to solid waste?**
- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetland), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?**

**Less than significant impact (a-h).** The proposed project has been reviewed by the City of Newport Beach's Utilities Department. They provided comments back stating the dwelling will need water and sewer services installed per City standard. Therefore, no mitigations are necessary.

#### **XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory?**

**Less than significant impact with mitigation.** The subject site is currently undeveloped and was used as a dumping site for unused soil from nearby construction projects. The project does have the possibility to reduce the habitat of the California Gnatcatcher; however, with the mitigation stated above in the Biological Resources section, the project will have less than a significant impact on the environment. Although the subject site has been disturbed by adding soil from nearby projects and the potential for discovery of examples of the major periods of California history or prehistory is minimal, the potential for subsurface discovery remains and has been mitigated to a less than significant level. No further mitigation measures are necessary.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**Less than significant impact.** No cumulative impacts are anticipated with this or other projects. All project impacts are less than significant or can be mitigated to a level of insignificance. No other projects have been proposed in the vicinity of the project site that would result in significant impacts.

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less than significant impact.** The Initial Study reviewed the proposed project's potential impacts. As discussed in the respective sections of this document, implantation of the proposed project would not result in potentially significant impacts. However, where impacts were to be potentially significant, mitigation has been provided that will reduce the impact to less than significant. Therefore, the proposed project would have no substantial adverse effects on human beings, either directly or indirectly. No further mitigation measures are necessary.

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: F:\USERS\PLN\Shared\Russells Shortcuts\Big Canyon Urbemis\1 Big Canyon.urb924

Project Name: single family dwelling

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

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Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009 TOTALS (tons/year unmitigated)	0.20	1.64	0.82	0.00	0.07	0.10	0.17	0.02	0.09	0.10	159.16
2010 TOTALS (tons/year unmitigated)	0.03	0.19	0.11	0.00	0.02	0.01	0.04	0.01	0.01	0.02	18.70

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.01	0.00	0.01	0.00	0.00	0.00	3.93

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.02	0.02	0.22	0.00	0.04	0.01	20.34

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.03	0.02	0.23	0.00	0.04	0.01	24.27

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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Time Slice 01/01/2010-01/29/2010	1.21	9.20	4.97	0.00	0.00	0.58	0.58	0.00	0.53	0.53	916.01
Active Days: 21											
Building 01/31/2009-01/31/2010	1.21	9.20	4.97	0.00	0.00	0.58	0.58	0.00	0.53	0.53	916.01
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.70
Building Worker Trips	0.00	0.01	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.92
Time Slice 02/01/2010-02/05/2010	3.12	<u>26.26</u>	<u>13.89</u>	0.00	<u>9.61</u>	<u>1.30</u>	<u>10.91</u>	<u>2.01</u>	<u>1.20</u>	<u>3.20</u>	<u>2,541.30</u>
Active Days: 5											
Fine Grading 02/01/2010-02/05/2010	3.12	26.26	13.89	0.00	9.61	1.30	10.91	2.01	1.20	3.20	2,541.30
Fine Grading Dust	0.00	0.00	0.00	0.00	9.60	0.00	9.60	2.00	0.00	2.00	0.00
Fine Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Fine Grading On Road Diesel	0.09	1.22	0.45	0.00	0.01	0.05	0.05	0.00	0.04	0.05	169.54
Fine Grading Worker Trips	0.03	0.06	0.98	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.44
Time Slice 02/08/2010-02/11/2010	2.33	13.04	9.09	<u>0.00</u>	0.02	1.07	1.09	0.01	0.99	0.99	1,343.06
Active Days: 4											
Asphalt 02/06/2010-02/11/2010	2.33	13.04	9.09	0.00	0.02	1.07	1.09	0.01	0.99	0.99	1,343.06
Paving Off-Gas	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	1.95	11.89	6.98	0.00	0.00	1.03	1.03	0.00	0.94	0.94	979.23
Paving On Road Diesel	0.08	1.05	0.38	0.00	0.00	0.04	0.05	0.00	0.04	0.04	146.06
Paving Worker Trips	0.05	0.10	1.72	0.00	0.01	0.01	0.02	0.00	0.00	0.01	217.78
Time Slice 02/12/2010-02/12/2010	<u>13.24</u>	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60
Active Days: 1											
Coating 02/12/2010-02/13/2010	13.24	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60
Architectural Coating	13.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60

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- 1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day
- 2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Fine Grading 02/01/2010 - 02/05/2010 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 1.9

Maximum Daily Acreage Disturbed: 0.48

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 40

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 01/05/2009 - 01/25/2009 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 1.9

Maximum Daily Acreage Disturbed: 0.48

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 833.33

Off-Road Equipment:

- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 01/26/2009 - 01/30/2009 - Default Trenching Description

Off-Road Equipment:

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- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 01/26/2009 - 01/30/2009 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 02/06/2010 - 02/11/2010 - Default Paving Description

Acres to be Paved: 0.48

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 01/31/2009 - 01/31/2010 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 02/12/2010 - 02/13/2010 - slurry seal

- Rule: Residential Interior Coatings begins 01/01/2005 ends 06/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 07/01/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 01/01/2005 ends 06/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 07/01/2008 ends 12/31/2040 specifies a VOC of 100

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	3.80
Hearth	0.00	0.00	0.01	0.00	0.00	0.00	0.13
Landscape	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.01						
Architectural Coatings	0.00						
TOTALS (tons/year, unmitigated)	0.01	0.00	0.01	0.00	0.00	0.00	3.93

Area Source Changes to Defaults

Length of summer period for landscape equipment changed from 365 days to 90 days

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOX</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM25</u>	<u>CO2</u>
Single family housing	0.02	0.02	0.22	0.00	0.04	0.01	20.34
TOTALS (tons/year, unmitigated)	0.02	0.02	0.22	0.00	0.04	0.01	20.34

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Season: Annual

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Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Temperature (F): 80 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	1.90	11.15	dwelling units	1.00	11.15	112.65
					11.15	112.65

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.5	1.4	98.2	0.4
Light Truck < 3750 lbs	7.0	2.9	94.2	2.9
Light Truck 3751-5750 lbs	23.8	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.2	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	2.9	72.4	27.6	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.8	0.0	87.5	12.5

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

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Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: F:\USERS\PLN\Shared\Russells Shortcuts\Big Canyon Urbemis\1 Big Canyon.urb924

Project Name: single family dwelling

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

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Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009 TOTALS (lbs/day unmitigated)	5.22	54.43	24.24	0.03	9.72	2.47	12.19	2.05	2.27	4.31	5,903.80
2010 TOTALS (lbs/day unmitigated)	13.24	26.26	13.89	0.00	9.61	1.30	10.91	2.01	1.20	3.20	2,541.30

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.06	0.02	0.06	0.00	0.00	0.00	20.86

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.10	0.12	1.24	0.00	0.19	0.04	115.14

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.16	0.14	1.30	0.00	0.19	0.04	136.00

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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Time Slice 01/01/2010-01/29/2010	1.21	9.20	4.97	0.00	0.00	0.58	0.58	0.00	0.53	0.53	916.01
Active Days: 21											
Building 01/31/2009-01/31/2010	1.21	9.20	4.97	0.00	0.00	0.58	0.58	0.00	0.53	0.53	916.01
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.70
Building Worker Trips	0.00	0.01	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.92
Time Slice 02/01/2010-02/05/2010	3.12	<u>26.26</u>	<u>13.89</u>	0.00	<u>9.61</u>	<u>1.30</u>	<u>10.91</u>	<u>2.01</u>	<u>1.20</u>	<u>3.20</u>	<u>2,541.30</u>
Active Days: 5											
Fine Grading 02/01/2010-02/05/2010	3.12	26.26	13.89	0.00	9.61	1.30	10.91	2.01	1.20	3.20	2,541.30
Fine Grading Dust	0.00	0.00	0.00	0.00	9.60	0.00	9.60	2.00	0.00	2.00	0.00
Fine Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Fine Grading On Road Diesel	0.09	1.22	0.45	0.00	0.01	0.05	0.05	0.00	0.04	0.05	169.54
Fine Grading Worker Trips	0.03	0.06	0.98	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.44
Time Slice 02/08/2010-02/11/2010	2.33	13.04	9.09	<u>0.00</u>	0.02	1.07	1.09	0.01	0.99	0.99	1,343.06
Active Days: 4											
Asphalt 02/06/2010-02/11/2010	2.33	13.04	9.09	0.00	0.02	1.07	1.09	0.01	0.99	0.99	1,343.06
Paving Off-Gas	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	1.95	11.89	6.98	0.00	0.00	1.03	1.03	0.00	0.94	0.94	979.23
Paving On Road Diesel	0.08	1.05	0.38	0.00	0.00	0.04	0.05	0.00	0.04	0.04	146.06
Paving Worker Trips	0.05	0.10	1.72	0.00	0.01	0.01	0.02	0.00	0.00	0.01	217.78
Time Slice 02/12/2010-02/12/2010	<u>13.24</u>	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60
Active Days: 1											
Coating 02/12/2010-02/13/2010	13.24	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60
Architectural Coating	13.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60

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Phase Assumptions

Phase: Demolition 01/01/2009 - 01/03/2009 - Default Demolition Description

Building Volume Total (cubic feet): 0

Building Volume Daily (cubic feet): 0

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Fine Grading 02/01/2010 - 02/05/2010 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 1.9

Maximum Daily Acreage Disturbed: 0.48

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 40

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 01/05/2009 - 01/25/2009 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 1.9

Maximum Daily Acreage Disturbed: 0.48

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 833.33

Off-Road Equipment:

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- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 01/26/2009 - 01/30/2009 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 02/06/2010 - 02/11/2010 - Default Paving Description

Acres to be Paved: 0.48

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 01/31/2009 - 01/31/2010 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 02/12/2010 - 02/13/2010 - slurry seal

Rule: Residential Interior Coatings begins 01/01/2005 ends 06/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 07/01/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 01/01/2005 ends 06/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 07/01/2008 ends 12/31/2040 specifies a VOC of 100

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Rule: Nonresidential Interior Coatings begins 01/01/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 01/01/2005 ends 12/31/2040 specifies a VOC of 250

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	0.00	0.02	0.01	0.00	0.00	0.00	20.79
Hearth - No Summer Emissions							
Landscape	0.01	0.00	0.05	0.00	0.00	0.00	0.07
Consumer Products	0.05						
Architectural Coatings	0.00						
TOTALS (lbs/day, unmitigated)	0.05	0.02	0.06	0.00	0.00	0.00	20.86

Area Source Changes to Defaults

Length of summer period for landscape equipment changed from 365 days to 90 days

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOX</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM25</u>	<u>CO2</u>
Single family housing	0.10	0.12	1.24	0.00	0.19	0.04	115.14
TOTALS (lbs/day, unmitigated)	0.10	0.12	1.24	0.00	0.19	0.04	115.14

Operational Settings:

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Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Temperature (F): 80 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	1.90	11.15	dwelling units	1.00	11.15	112.65
					11.15	112.65

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.5	1.4	98.2	0.4
Light Truck < 3750 lbs	7.0	2.9	94.2	2.9
Light Truck 3751-5750 lbs	23.8	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.2	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	2.9	72.4	27.6	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.8	0.0	87.5	12.5

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

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Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: F:\USERS\PLN\Shared\Russells Shortcuts\Big Canyon Urbemis\1 Big Canyon.urb924

Project Name: single family dwelling

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

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Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2009 TOTALS (lbs/day unmitigated)	5.22	54.43	24.24	0.03	9.72	2.47	12.19	2.05	2.27	4.31	5,903.80
2010 TOTALS (lbs/day unmitigated)	13.24	26.26	13.89	0.00	9.61	1.30	10.91	2.01	1.20	3.20	2,541.30

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.21	0.03	0.44	0.00	0.07	0.06	39.82

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.11	0.15	1.19	0.00	0.19	0.04	104.15

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.32	0.18	1.63	0.00	0.26	0.10	143.97

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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Time Slice 01/01/2010-01/29/2010	1.21	9.20	4.97	0.00	0.00	0.58	0.58	0.00	0.53	0.53	916.01
Active Days: 21											
Building 01/31/2009-01/31/2010	1.21	9.20	4.97	0.00	0.00	0.58	0.58	0.00	0.53	0.53	916.01
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.70
Building Worker Trips	0.00	0.01	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.92
Time Slice 02/01/2010-02/05/2010	3.12	<u>26.26</u>	<u>13.89</u>	0.00	<u>9.61</u>	<u>1.30</u>	<u>10.91</u>	<u>2.01</u>	<u>1.20</u>	<u>3.20</u>	<u>2,541.30</u>
Active Days: 5											
Fine Grading 02/01/2010-02/05/2010	3.12	26.26	13.89	0.00	9.61	1.30	10.91	2.01	1.20	3.20	2,541.30
Fine Grading Dust	0.00	0.00	0.00	0.00	9.60	0.00	9.60	2.00	0.00	2.00	0.00
Fine Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Fine Grading On Road Diesel	0.09	1.22	0.45	0.00	0.01	0.05	0.05	0.00	0.04	0.05	169.54
Fine Grading Worker Trips	0.03	0.06	0.98	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.44
Time Slice 02/08/2010-02/11/2010	2.33	13.04	9.09	<u>0.00</u>	0.02	1.07	1.09	0.01	0.99	0.99	1,343.06
Active Days: 4											
Asphalt 02/06/2010-02/11/2010	2.33	13.04	9.09	0.00	0.02	1.07	1.09	0.01	0.99	0.99	1,343.06
Paving Off-Gas	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	1.95	11.89	6.98	0.00	0.00	1.03	1.03	0.00	0.94	0.94	979.23
Paving On Road Diesel	0.08	1.05	0.38	0.00	0.00	0.04	0.05	0.00	0.04	0.04	146.06
Paving Worker Trips	0.05	0.10	1.72	0.00	0.01	0.01	0.02	0.00	0.00	0.01	217.78
Time Slice 02/12/2010-02/12/2010	<u>13.24</u>	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60
Active Days: 1											
Coating 02/12/2010-02/13/2010	13.24	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60
Architectural Coating	13.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.02	0.03	0.60	0.00	0.00	0.00	0.01	0.00	0.00	0.00	75.60

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Phase Assumptions

Phase: Demolition 01/01/2009 - 01/03/2009 - Default Demolition Description

Building Volume Total (cubic feet): 0

Building Volume Daily (cubic feet): 0

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Fine Grading 02/01/2010 - 02/05/2010 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 1.9

Maximum Daily Acreage Disturbed: 0.48

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 40

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 01/05/2009 - 01/25/2009 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 1.9

Maximum Daily Acreage Disturbed: 0.48

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 833.33

Off-Road Equipment:

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- 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
- 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
- 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 01/26/2009 - 01/30/2009 - Default Trenching Description

Off-Road Equipment:

- 2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day
- 1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 02/06/2010 - 02/11/2010 - Default Paving Description

Acres to be Paved: 0.48

Off-Road Equipment:

- 4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day
- 1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day
- 1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 01/31/2009 - 01/31/2010 - Default Building Construction Description

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 02/12/2010 - 02/13/2010 - slury seal

Rule: Residential Interior Coatings begins 01/01/2005 ends 06/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 07/01/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 01/01/2005 ends 06/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 07/01/2008 ends 12/31/2040 specifies a VOC of 100

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7/3/2008 8:06:40 AM

Rule: Nonresidential Interior Coatings begins 01/01/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 01/01/2005 ends 12/31/2040 specifies a VOC of 250

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	0.00	0.02	0.01	0.00	0.00	0.00	20.79
Hearth	0.16	0.01	0.43	0.00	0.07	0.06	19.03
Landscaping - No Winter Emissions							
Consumer Products	0.05						
Architectural Coatings	0.00						
TOTALS (lbs/day, unmitigated)	0.21	0.03	0.44	0.00	0.07	0.06	39.82

Area Source Changes to Defaults

Length of summer period for landscape equipment changed from 365 days to 90 days

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOX</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM25</u>	<u>CO2</u>
Single family housing	0.11	0.15	1.19	0.00	0.19	0.04	104.15
TOTALS (lbs/day, unmitigated)	0.11	0.15	1.19	0.00	0.19	0.04	104.15

Operational Settings:

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7/3/2008 8:06:40 AM

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2009 Temperature (F): 60 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	1.90	11.15	dwelling units	1.00	11.15	112.65
					11.15	112.65

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.5	1.4	98.2	0.4
Light Truck < 3750 lbs	7.0	2.9	94.2	2.9
Light Truck 3751-5750 lbs	23.8	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.2	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	2.9	72.4	27.6	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.8	0.0	87.5	12.5

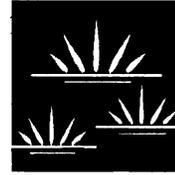
Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

# GLENN LUKOS ASSOCIATES

Regulatory Services



August 25, 2008

Larry Tucker  
Big Canyon Country Club  
One Big Canyon Drive  
Newport Beach, California 92660

**SUBJECT:** Results of Biological/Regulatory Overview Conducted for the 1.9-Acre Proposed Residential Lot Located in the Big Canyon Community, Newport Beach, Orange County, California.

Dear Mr. Tucker:

A biologist from Glenn Lukos Associates, Inc. (GLA) visited the above-mentioned property on August 8, 2008 to identify the actual or potential presence of special-status species or habitats capable of supporting special-status species. In addition, the property was also evaluated for the presence of areas potentially subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act and the California Department of Fish and Game (CDFG) pursuant to Section 1602 of the California Fish and Game Code.

The following letter includes an overview of the biological resources, including special-status species and habitats, which occur or have the potential to occur on site. Impacts to special-status species and habitats must be addressed during project review under the California Environmental Quality Act (CEQA). In addition, species federally listed as threatened or endangered are regulated by the U.S. Fish and Wildlife Service (USFWS) pursuant to the Federal Endangered Species Act (ESA). Species listed as threatened or endangered by the State of California are regulated by the California Department of Fish and Game (CDFG) pursuant to the State ESA. Wildlife that are assigned other designations by CDFG (i.e., species of concern, fully-protected species, etc.), and plants given special status by the California Native Plant Society (CNPS) are not granted additional protection, except that impacts to these species may need to be evaluated pursuant to CEQA.

In addition to the biological overview, this report contains an analysis of impacts to biological resources associated with the proposed project.

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Enclosed are a Regional Map [Exhibit 1], a map of the Project Vicinity [Exhibit 2], a Vegetation Map that depicts onsite vegetation associations with an overlay of the developable area [Exhibit 3], and representative site photographs [Exhibit 4].

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## I. SITE DESCRIPTION

The 1.9-acre property is located north of Big Canyon Drive between Rue Biarritz and Rue Villars in the Big Canyon Community, City of Newport Beach, Orange County, California [Exhibit 1 – Regional Map, Exhibit 2 – Vicinity Map]. The property consists of a graded pad with approximately three feet of fill material<sup>1</sup> surrounded by disturbed areas and vegetated primarily with native and non-native ruderal species, and a steep slope east of the disturbed graded pad vegetated with native scrub species. Surrounding the property are residences to the south, east, and west, a wetland/riparian mitigation area immediately to the north, and the golf course fairway to the north immediately beyond the mitigation area.

No blue-line drainages occur on site, as depicted on the U.S. Geological Survey (USGS) topographic map Tustin, California [dated 1978 and photorevised in 1981].

## II. METHODOLOGY

A GLA biologist visited the property on August 8, 2008 to conduct a site review and vegetation mapping of the property. Site reconnaissance was conducted in such a manner as to allow inspection of the entire site by direct observation, including the use of binoculars. The site was inspected to determine whether any sensitive species, sensitive habitats, or potential jurisdictional areas are present on site. Vegetation communities within the property were mapped according to the Orange County GIS Habitat Classification System (“OCHCS”; Gray and Bramlet 1992). Identification and mapping of vegetation also incorporated habitat descriptions provided by Holland (1986). Project-specific vegetation types were modified or created as necessary to reflect on site associations. Plant communities were mapped in the field directly on to a 75-scale (1” = 75’) aerial photograph. A Vegetation Map is provided as Exhibit 3.

In addition to site reconnaissance, evaluation of the property included a review of the California Natural Diversity Database (CNDDDB) for the Tustin, Laguna Beach, Newport Beach, San Juan Capistrano, Orange, Dana Point, and El Toro Quadrangles<sup>2</sup>, a review of the 2008 California Native Plant Society (CNPS) inventory<sup>3</sup>, and a soil map review.

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<sup>1</sup> Personal communication with Jeff Beardsley on August 8, 2008.

<sup>2</sup> California Department of Fish and Game. March 2008. Natural Diversity Database: RareFind 2.

<sup>3</sup> California Native Plant Society. 2008. Inventory of Rare and Endangered Plants of California (Seventh Edition). <http://cnps.web.aplus.net/cgi-bin/inv/inventory.cgi>.

### III. RESULTS

#### Site Reconnaissance

The property consists of a graded pad with approximately three feet of fill material surrounded by disturbed areas vegetated primarily with native and non-native ruderal species, and a steep slope east of the disturbed graded pad vegetated with native scrub species. Several ornamental trees occur on the edge of the property bordering Big Canyon Drive and at the top of the slope bordering the residences to the east of the property. Surrounding the property are residences to the south, east, and west, a wetland/riparian mitigation area immediately to the north, and the golf course fairway to the north immediately beyond the mitigation area.

The disturbed portion of the site, including the graded pad, is vegetated primarily with non-native species. Dominant species include pampas grass (*Cortaderia selloana*), myoporum (*Myoporum laetum*), crystal iceplant (*Mesembryanthum crystallinum*), summer mustard (*Hirschfeldia incana*), black mustard (*Brassica nigra*), bull thistle (*Cirsium vulgare*), Australian salt bush (*Atriplex semibacatta*), lamb's quarters (*Chenopodium album*), pride of Madeira (*Echium fastuosum*), sow thistle (*Sonchus oleraceus*), bristly ox-tongue (*Picris echioides*), and poison hemlock (*Conium maculatum*). Other non-native species present within the disturbed portion of the site include prickly lettuce (*Lactuca serriola*), rabbit's foot grass (*Polypogon monspeliensis*), Spanish sunflower (*Pulicaria paludosa*), garland chrysanthemum (*Chrysanthemum coronarium*), tumbling pigweed (*Amaranthus albus*), wild radish (*Raphanus sativus*), milk thistle (*Silybum marianum*), and London rocket (*Sisymbrium irio*). Ornamental trees occurring on the edges of the property include myoporum (*Myoporum laetum*), London plane tree (*Platanus acerifolia*), and pine (*Pinus* sp.). Locally dominant native species within the disturbed/graded pad area include coyote brush (*Baccharis pilularis*). Also present in a disturbed area are a few large patches of the native alkali heath (*Frankenia salina*) and a few individuals of arroyo willow (*Salix lasiolepis*). The arroyo willow individuals are not associated with any drainage course. The steep slope east of the graded pad is vegetated with native scrub species including Brewer's salt bush (*Atriplex lentiformis* ssp. *breweri*), California sagebrush (*Artemisia californica*), California encelia (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), and coastal goldenbush (*Isocoma menziesii*).

Birds observed on site either by direct observation or by characteristic vocalization include song sparrow (*Melospiza melodia*), common yellowthroat (*Geothlypis trichas*), house finch (*Carpodacus mexicanus*), anna's hummingbird (*Calypte anna*), spotted towhee (*Pipilo maculatus*) California towhee (*Pipilo crissalis*), redtailed hawk (*Buteo jamaicensis*), and wrentit (*Chamaea fasciata*).

No reptiles or amphibians were observed on site.

Mammals either observed by direct observation, or by the presence of diagnostic sign (i.e., tracks, scat, etc.) include coyote (*Canis latrans*).

### **Vegetation Mapping**

Several vegetation associations were observed and mapped on site as discussed below [Exhibit 3 – Vegetation Map]. As previously stated, the majority of the site is disturbed and vegetated with weedy non-native species. The only native community on site is the steep slope that is vegetated with native scrub.

#### **Mixed Sage Scrub/Chenopod Scrub [2.3.10/2.7]**

This vegetation association occurs on the steep slope east of the graded pad, covers approximately 0.29 acre, and consists of a mix of two vegetation associations as defined by the OCHCS. The slope is dominated by both native shrubs consistent with mixed sage scrub including California buckwheat (*Eriogonum fasciculatum*), California encelia (*Encelia californica*), and California sagebrush (*Artemisia californica*), and native shrubs consistent with chenopod scrub including Brewer's saltbush (*Atriplex lentiformis breweri*) and coastal goldenbush (*Isocoma menziesii*).

#### **Ruderal [4.6]**

This vegetation association covers approximately 0.49 acre, occurs over an large portion of the property including the graded pad, and is dominated by weedy native and non-native species including crystal iceplant (*Mesembryanthum crystallinum*), summer mustard (*Hirschfeldia incana*), black mustard (*Brassica nigra*), bull thistle (*Cirsium vulgare*), Australian salt bush (*Atriplex semibaccata*), lamb's quarters (*Chenopodium album*), sow thistle (*Sonchus oleraceus*), bristly ox-tongue (*Picris echioides*), and poison hemlock (*Conium maculatum*).

#### **Ruderal/Ornamental [4.6/15.5]**

This vegetation association covers approximately 0.06 acres and occurs in southern portion of the slope east of the access road. Dominant species include pampas grass (*Cortaderia selloana*), black mustard (*Brassica nigra*), pride of Madeira (*Echium fastuosum*), and myoporum (*Myoporum laetum*).

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Southern Willow Scrub [7.2]

Included in this association is a small patch of arroyo willows (*Salix lasiolepis*) covering approximately 0.04 acre. The willows are not associated with any drainage course and appear to be supported by groundwater and/or irrigation runoff.

Ornamental [15.5]

This vegetation association covers approximately 0.82 acre and consists of ornamental trees including London plane tree (*Platanus acerifolia*), Monterey Pine (*Pinus radiata*) and myoporum (*Myoporum laetum*).

Disturbed [16.1]

This land cover totals approximately 0.18 acre and includes the gravel access road that extends from north to south across the property.

**Special-Status Animals**

No special-status animals were observed at the property during site reconnaissance, and none are expected to occur due to a lack of suitable habitat.

Table 1 provides a summary of all species considered for the biological overview. Species were considered based on a number of factors, including: 1) species identified by the March 2008 CNDDDB as occurring (either currently or historically) on or in the vicinity of the property, 2) any other special-status species that are known to occur within the vicinity of the property, or for which potentially suitable habitat occurs on site. Following the table, additional discussions are provided for any special-status animals observed on site, for which potentially suitable habitat occurs on the property, and/or for which additional discussion is necessary for other reasons.

**Table 1. Special-status wildlife considered for the biological overview.**

<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
American badger <i>Taxidea taxus</i>	Federal: None State: None CDFG: CSC	Occurs drier shrub, forest, and herbaceous habitats. Needs open, uncultivated ground and friable soils for digging burrows. Preys on burrowing rodents.	Does not occur on site due to a lack of suitable habitat
Arroyo chub <i>Gila orcutti</i>	Federal: None State: None CDFG: CSC	Slow-moving or backwater sections of warm to cool streams with substrates of sand or mud.	Does not occur on site due to a lack of suitable habitat
Arroyo southwestern toad <i>Anaxyrus californicus</i>	Federal: FE State: None CDFG: None	Breed, forage, and/or aestivate in aquatic habitats, riparian, coastal sage scrub, oak, and chaparral habitats. Breeding pools must be open and shallow with minimal current, and with a sand or pea gravel substrate overlain with sand or flocculent silt. Adjacent banks with sandy or gravelly terraces and very little herbaceous cover for adult and juvenile foraging areas, within a moderate riparian canopy of cottonwood, willow, or oak.	Does not occur on site due to a lack of suitable habitat
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	Federal: None State: SE CDFG: CSC	Coastal Marshes	Does not occur on site due to a lack of suitable habitat
Big free-tailed bat <i>Nyctinomops macrotis</i>	Federal: None State: None CDFG: CSC	Occurs in low-lying arid areas in Southern California. Roosts in high cliffs or rocky outcrops.	Does not occur on site due to a lack of suitable habitat

Species Name	Status	Habitat Requirements	Potential for Occurrence
Burrowing owl <i>Athene cunicularia</i>	Federal: None State: None CDFG: CSC	Shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors, and some artificial, open areas as a year-long resident. Occupies abandoned ground squirrel burrows as well as artificial structures such as culverts and underpasses.	Does not occur on site due to a lack of suitable habitat
California black rail <i>Laterallus jamaicensis coturniculus</i>	Federal: None State: ST CDFG: None	Occurs in coastal saltmarsh and brackish marsh dominated by pickleweed.	Does not occur on site due to a lack of suitable habitat
California horned lark <i>Eremophila alpestris actia</i>	Federal: None State: None CDFG: CSC	Occupies a variety of open habitats, usually where trees and large shrubs are absent.	Not expected to occur on site due to a lack of suitable habitat.
California least tern <i>Sterna antillarum browni</i>	Federal: FE State: SE CDFG: CFP	Flat, vegetated substrates near the coast. Occurs near estuaries, bays, or harbors where fish is abundant.	Does not occur on site due to a lack of suitable habitat
Coast (San Diego) horned Lizard <i>Phrynosoma coronatum</i> ( <i>blainvillii</i> population)	Federal: FSC State: None CDFG: CSC	Chaparral and coastal sage scrub	Does not occur on site due to a lack of suitable habitat
Coast patch-nosed snake <i>Salvadora hexalepis virgulata</i>	Federal: None State: None CDFG: CSC	Occurs in coastal chaparral, desert scrub, washes, sandy flats, and rocky areas.	Does not occur on site due to a lack of suitable habitat
Coastal cactus wren <i>Campylorhynchus brunneicapillus couesi</i>	Federal: None State: None CDFG: CSC	Occurs almost exclusively in cactus (cholla and prickly pear) dominated coastal sage scrub.	Does not occur on site due to a lack of suitable habitat

<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
Coastal California gnatcatcher <i>Polioptila californica californica</i>	Federal: FT State: None CDFG: CSC	Low elevation coastal sage scrub and coastal bluff scrub.	Not expected to occur on site due to lack of suitable habitat. See discussion below for this species.
Coastal western whiptail <i>Aspidoscelis tigris stejnegeri</i>	Federal: None State: None Locally rare	Open, often rocky areas with little vegetation, or sunny microhabitats within shrub or grassland associations.	Not expected to occur on site due to a lack of suitable habitat.
Dulzura pocket mouse <i>Chaetodipus californicus femoralis</i>	Federal: None State: None CDFG: CSC	Coastal scrub, grassland, and chaparral, especially at grass-chaparral edges	Does not occur on site due to a lack of suitable habitat
Ferruginous hawk (wintering) <i>Buteo regalis</i>	Federal: FSC State: None CDFG: CSC	Open, dry country, perching on trees, posts, and mounds. In California, wintering habitat consists of open terrain and grasslands of the plains and foothills.	Not expected to occur due to a lack of suitable habitat.
Globose dune beetle <i>Coelus globosus</i>	Federal: None State: None CDFG: None	Coastal sand dunes.	Does not occur on site due to a lack of suitable habitat
Grasshopper sparrow (nesting) <i>Ammodramus savannarum</i>	Federal: None State: None CDFG: CSC	Occurs in dense grasslands on rolling hills, lowland plains, in valleys, and on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs, and scattered shrubs. Loosely colonial when nesting.	Does not occur on site due to a lack of suitable habitat

Species Name	Status	Habitat Requirements	Potential for Occurrence
Great blue heron <i>Ardea herodias</i>	Federal: None State: None CDFG: None	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes. Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.	Does not occur on site due to a lack of suitable habitat
Hoary Bat <i>Lasiurus cinereus</i>	Federal: None State: None CDFG: None	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Does not occur on site due to a lack of suitable habitat
Least Bell's vireo <i>Vireo bellii pusillus</i>	Federal: FE State: SE CDFG: None	Dense riparian habitats with a stratified canopy, including southern willow scrub, mule fat scrub, and riparian forest.	Does not occur on site due to a lack of suitable habitat
Light-footed clapper rail <i>Rallus longirostris levipes</i>	Federal: FE State: SE CDFG: CFP	Marsh vegetation of coastal wetlands.	Does not occur on site due to a lack of suitable habitat
Mexican long-tongued bat <i>Choeronycteris mexicana</i>	Federal: None State: None CDFG: CSC	Occasionally found in San Diego County, which is on the periphery of its range. Feeds on nectar & pollen of night-blooming succulents. Roosts in relatively well-lit caves, & in & around buildings.	Does not occur on site due to a lack of suitable habitat
Mimic tryonia <i>Tryonia imitator</i>	Federal: None State: None CDFG: None	Coastal lagoons, estuaries, and salt marshes.	Does not occur on site due to a lack of suitable habitat
Monarch butterfly (wintering) <i>Danaus plexippus</i>	Federal: None State: None	Roosts in winter in wind-protected tree groves along the California coast from northern Mendocino to Baja California, Mexico.	Does not occur on site due to a lack of suitable habitat

<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
Northern red-diamond rattlesnake <i>Crotalus ruber</i>	Federal: None State: None CDFG: CSC	Habitats with heavy brush and rock outcrops, including coastal sage scrub and chaparral.	Does not occur on site due to a lack of suitable habitat
Orange-throated whiptail <i>Aspidoscelis hyperythrus</i>	Federal: None State: None CDFG: CSC	Coastal sage scrub, chaparral, non-native grassland, oak woodland, and juniper woodland.	Does not occur on site due to a lack of suitable habitat
Osprey <i>Pandion haliaetus</i>	Federal: None State: None CDFG: CSC	Ocean shore, bays, fresh-water lakes, and larger streams. Builds large nests in tree-tops within 15 miles of good fish-producing body of water.	Does not occur on site due to a lack of suitable habitat
Pacific pocket mouse <i>Perognathus longimembris pacificus</i>	Federal: FE State: None CDFG: CSC	Fine, alluvial soils along the coastal plain. Scarcely in rocky soils of scrub habitats.	Does not occur on site due to a lack of suitable habitat
Riverside fairy shrimp <i>Streptocephalus woottoni</i>	Federal: FE State: None CDFG: None	Restricted to deep seasonal vernal pools, vernal pool-like ephemeral ponds, and stock ponds.	Does not occur on site due to a lack of suitable habitat
Rosy boa <i>Charina trivirgata roseofusca</i>	Federal: None State: None CDFG: CSC	Coastal sage scrub, chaparral, or mixed habitats, commonly with rocky soils and outcrops. Also in oak woodlands and riparian areas bordering scrub habitats.	Does not occur on site due to a lack of suitable habitat
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	Federal: None State: None CDFG: CSC	Occurs in a variety of shrub and desert habitats, primarily associated with rock outcrops, boulders, cacti, or areas of dense undergrowth.	Does not occur on site due to a lack of suitable habitat
San Diego fairy shrimp <i>Branchinecta sandiegonensis</i>	Federal: FE State: None CDFG: CSC	Seasonal vernal pools	Does not occur on site due to a lack of suitable habitat
Sandy beach tiger beetle <i>Cicindela hirticollis gravida</i>	Federal: None State: None CDFG: None	Coastal sand dunes	Does not occur on site due to a lack of suitable habitat

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Species Name	Status	Habitat Requirements	Potential for Occurrence
Santa Ana speckled dace <i>Rhinichthys osculus</i>	Federal: None State: None CDFG: CSC	Occurs in the headwaters of the Santa Ana and San Gabriel Rivers. May be extirpated from the Los Angeles River system. Requires permanent flowing streams with summer water temperatures of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	Does not occur on site due to a lack of suitable habitat
Santa Ana sucker <i>Catostomus santaanae</i>	Federal: FT State: None CDFG: CSC	Small, shallow streams, less than 7 meters in width, with currents ranging from swift in the canyons to sluggish in the bottom lands. Preferred substrates are generally coarse and consist of gravel, rubble, and boulders with growths of filamentous algae, but occasionally they are found on sand/mud substrates.	Does not occur on site due to a lack of suitable habitat
Southern California saltmarsh shrew <i>Sorex ornatus salicornicus</i>	Federal: None State: None CDFG: CSC	Occurs in coastal marshes in Los Angeles, Orange, and Ventura Counties. Requires dense vegetation and woody debris for cover.	Does not occur on site due to a lack of suitable habitat
Southwestern pond turtle <i>Clemmys marmorata pallida</i>	Federal: FSC State: None CDFG: CSC	Slow-moving permanent or intermittent streams, small ponds and lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and treatment lagoons. Abundant basking sites and cover necessary, including logs, rocks, submerged vegetation, and undercut banks.	Does not occur on site due to a lack of suitable habitat

Species Name	Status	Habitat Requirements	Potential for Occurrence
Tidewater goby <i>Eucyclobobius newberryi</i>	Federal: FE State: None CDFG: CSC	Occurs in shallow lagoons and lower stream reaches along the California coast from Agua Hedionda Lagoon, San Diego Co. to the mouth of the Smith River.	Does not occur on site due to a lack of suitable habitat
Two-striped garter snake <i>Thamnophis hammondi</i>	Federal: None State: None CDFG: CSC	Aquatic snake typically associated with wetland habitats such as streams, creeks, and pools.	Does not occur on site due to a lack of suitable habitat
Western beach tiger beetle <i>Cicindela latesignata latesignata</i>	Federal: None State: None CDFG: None	Occurs at mudflats and beaches in coastal southern California.	Does not occur on site due to a lack of suitable habitat
Western mastiff bat <i>Eumops perotis californicus</i>	Federal: None State: None CDFG: CSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	Does not occur on site due to a lack of suitable habitat
Western snowy plover <i>Charadrius alexandrinus nivosus</i>	Federal: FT State: None CDFG: CSC	Sandy or gravelly beaches along the coast, estuarine salt ponds, alkali lakes, and at the Salton Sea.	Does not occur on site due to a lack of suitable habitat
Western spadefoot <i>Scaphiopus hammondi</i>	Federal: FSC State: None CDFG: CSC	Seasonal pools in coastal sage scrub, chaparral, and grassland habitats.	Does not occur on site due to a lack of suitable habitat
Western tidal-flat tiger beetle <i>Cicindela gabbii</i>	Federal: None State: None CDFG: None	Inhabits estuaries and mudflats along the coast of southern California. Generally found on dark-colored mud in the lower zone; occasionally found on dry saline flats of estuaries.	Does not occur on site due to a lack of suitable habitat

Species Name	Status	Habitat Requirements	Potential for Occurrence
White-tailed kite (nesting) <i>Elanus leucurus</i>	Federal: FSC State: None CDFG: CFP	Low elevation open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Dense canopies used for nesting and cover.	Very low potential to occur on site for foraging; however, does not breed on site due to lack of suitable nesting habitat.
Yuma myotis <i>Myotis yumanensis</i>	Federal: None State: None CDFG: None	Occurs in open forests and woodlands with sources of water over which to feed. Maternity colonies are in caves, mines, buildings, or crevices.	Does not occur on site due to a lack of suitable habitat

**Federal**

FE – Federally Endangered  
 FT – Federally Threatened  
 FPT – Federally Proposed Threatened  
 FSC – Federal Species of Concern

**State**

SE – State Endangered  
 ST – State Threatened

**CDFG**

CSC – California Species of Concern  
 CFP – California Fully-Protected Species

**Coastal California Gnatcatcher (*Polioptila californica californica*)**

The coastal California gnatcatcher (CAGN) is a federally listed threatened species. This small songbird is a year-round, obligate resident of coastal sage scrub communities in southern California and northwestern Baja California, Mexico. CAGN is insectivorous, and nests and forages in moderately dense stands of sage scrub occurring on arid hillsides, mesas, and in washes. CAGN generally occur below 1,200 feet in elevation. Coastal sage scrub communities dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera*) are preferred by this species. Loss and fragmentation of suitable habitat due to expanding development have been major factors in the decline of this bird in southern California.

This species typically nests in areas with less than 40 percent slope, and requires at a minimum a patch of scrub of at least 0.5 acre for nesting<sup>4</sup>. Given the steepness of the slope and small size of the patch of scrub on site<sup>5</sup> (0.29 acre within the property), and the distance of this fragmented patch from large, contiguous areas of scrub habitat, CAGN would not breed on site. It is possible, although unlikely, that a dispersing individual could briefly utilize the site for rest and forage at the beginning or end of the nesting season.

**Special-Status Plants**

No special-status plants were observed at the property during site reconnaissance, and none are expected to occur due to the high degree of disturbance on the site, lack of native soils, and presence of fill material.

Table 2 provides a summary of all plants considered for the biological overview. Species were considered based on a number of factors, including: 1) species identified by the March 2008 CNDDDB as occurring (either currently or historically) on or in the vicinity of the property, 2) any other special-status plants that are known to occur within the vicinity of the property, or for which potentially suitable habitat occurs on site. Following the table, additional discussions are provided for any special-status plants observed on site, for which potentially suitable habitat occurs on the property, and/or for which additional discussion is necessary for other reasons.

**Table 2. Special-status plants considered for the property.**

<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
Aphanisma <i>Aphanisma blitoides</i>	Federal: None State: None CNPS: List 1B.2	Coastal bluff Scrub, coastal dunes, coastal dune scrubs	Does not occur on site due to a lack of suitable habitat
Blochman's dudleya <i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Federal: None State: None CNPS: List 1B.1	Coastal bluff scrub, chaparral, coastal sage scrub, valley and foothill grassland. Rocky soils, often of clay or serpentinite.	Does not occur on site due to a lack of suitable habitat

<sup>4</sup> Mock, P. 2004 California Gnatcatcher (*Poliptila californica*). In The Coastal Scrub and Chaparral Bird Conservation Plan: a strategy for protecting and managing coastal scrub and chaparral habitats and associated birds in California. California Partners in Flight. <http://www.prbo.org/calpuf/html/docs/scrub.html>

<sup>5</sup> The patch of scrub adjacent to the buildable area covers 0.34 acre; however, only 0.29 acre of the scrub is within the parcel proposed for development.

<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
Chaparral bear grass <i>Nolina cismontana</i>	Federal: None State: None CNPS: List 1B.2	Chaparral, coastal sage scrub. Occurring on sandstone or gabbro substrates.	Does not occur on site due to a lack of suitable habitat
Chaparral sand verbena <i>Abronia villosa</i> var. <i>aurita</i>	Federal: None State: None CNPS: List 1B.1	Sandy soils in chaparral, coastal sage scrub.	Does not occur on site due to a lack of suitable habitat
Cliff spurge <i>Euphorbia misera</i>	Federal: None State: None CNPS: List 2.2	Coastal bluff scrub and coastal sage scrub. Occurring on rocky soils.	Does not occur on site due to a lack of suitable habitat
Coast woolly-heads <i>Nemacaulis denudata</i> var. <i>denudata</i>	Federal: None State: None CNPS: List 1B.2	Coastal dunes	Does not occur on site due to a lack of suitable habitat
Coulter's goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Federal: None State: None CNPS: List 1B.1	Playas, vernal pools, marshes and swamps (coastal salt).	Does not occur on site due to a lack of suitable habitat
Coulter's saltbush <i>Atriplex coulteri</i>	Federal: None State: None CNPS: List 1B.2	Coastal bluff scrub, coastal dunes, coastal sage scrub, valley and foothill grassland. Occurring on alkaline or clay soils.	Does not occur on site due to a lack of suitable habitat
Big-leaved crownbeard <i>Verbesina dissita</i>	Federal: FT State: ST CNPS: List 1B.1	Southern maritime chaparral, coastal sage scrub	Does not occur on site due to a lack of suitable habitat
Davidson's saltscale <i>Atriplex serenana</i> var. <i>davidsonii</i>	Federal: None State: None CNPS: List 1B.2	Alkaline soils in coastal sage scrub, coastal bluff scrub.	Does not occur on site due to a lack of suitable habitat
Estuary seablite <i>Suaeda esteroa</i>	Federal: None State: None CNPS: List 1B.2	Coastal salt marsh and swamps. Occurring in sandy soils	Does not occur on site due to a lack of suitable habitat
Intermediate mariposa lily <i>Calochortus weedii</i> var. <i>intermedius</i>	Federal: None State: None CNPS: List 1B.2	Rocky soils in chaparral, coastal sage scrub, valley and foothill grassland.	Does not occur on site due to a lack of suitable habitat
Laguna beach dudleya <i>Dudleya stolonifera</i>	Federal: FT State: ST CNPS: List 1B.2	Chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland. Occurring on rocky soils.	Does not occur on site due to a lack of suitable habitat

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<b>Species Name</b>	<b>Status</b>	<b>Habitat Requirements</b>	<b>Potential for Occurrence</b>
Los Angeles sunflower <i>Helianthus nuttallii</i> ssp. <i>Parishii</i>	Federal: None State: None CNPS: List 1A presumed extinct in CA	Marshes and swamps (coastal salt and freshwater). Historical from Southern California. 5-1675m.	Does not occur on site due to a lack of suitable habitat
Many-stemmed dudleya <i>Dudleya multicaulis</i>	Federal: None State: None CNPS: List 1B.2	Chaparral, coastal sage scrub, valley and foothill grassland. Often occurring in clay soils.	Does not occur on site due to a lack of suitable habitat
Mesa horkelia <i>Horkelia cuneata</i> ssp. <i>puberula</i>	Federal: None State: None CNPS: List 1B.1	Chaparral, cismontane woodland, and coastal scrub. Occurring on sandy or gravelly soils.	Does not occur on site due to a lack of suitable habitat
Mud nama <i>Nama stenocarpum</i>	Federal: None State: None CNPS: List 2.2	Marshes and swamps	Does not occur on site due to a lack of suitable habitat
Nuttall's scrub oak <i>Quercus dumosa</i>	Federal: None State: None CNPS: List 1B.1	Closed-cone coniferous forest, chaparral, and coastal sage scrub. Occurring on sandy, clay loam soils.	Does not occur on site due to a lack of suitable habitat
Orcutt's pincushion <i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Federal: None State: None CNPS: List 1B.1	Coastal bluff scrub (sandy soils) and coastal dunes.	Does not occur on site due to a lack of suitable habitat
Parish's brittlescale <i>Atriplex parishii</i>	Federal: None State: None CNPS: List 1B.1	Chenopod scrub, playas, vernal pools.	Does not occur on site due to a lack of suitable habitat
Prostrate navarretia <i>Navarretia prostrata</i>	Federal: None State: None CNPS: List 1B.1	Coastal sage scrub, valley and foothill grassland (alkaline), vernal pools. Occurring in mesic soils.	Does not occur on site due to a lack of suitable habitat
Rayless ragwort <i>Senecio aphanactis</i>	Federal: None State: None CNPS: List 2.2	Chaparral, cismontane woodland, coastal sage scrub. Occurring on alkaline soils.	Does not occur on site due to a lack of suitable habitat
Salt marsh bird's-beak <i>Cordylanthus maritimus</i> ssp. <i>maritimus</i>	Federal: FE State: SE CNPS: List 1B.2	Coastal dune, coastal salt marshes and swamps.	Does not occur on site due to a lack of suitable habitat

Species Name	Status	Habitat Requirements	Potential for Occurrence
San Bernadino aster <i>Symphotrichum defoliatum</i>	Federal: None State: None CNPS: List 1B.2	Cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland (vernally mesic)/ near ditches, streams springs	Does not occur on site due to a lack of suitable habitat
San Fernando Valley spineflower <i>Chorizanthe parryi</i> var. <i>fernandina</i>	Federal: Candidate State: SE CNPS: List 1B.1	Coastal sage scrub, occurring on sandy soils.	Does not occur on site due to a lack of suitable habitat
Santa Ana River woolly star <i>Eriastrum densifolium</i> ssp. <i>sanctorum</i>	Federal: FE State: SE CNPS: List 1B.1	Alluvial fan sage scrub, chaparral. Occurring on sandy or rocky soils.	Does not occur on site due to a lack of suitable habitat
South coast saltscale <i>Atriplex pacifica</i>	Federal: None State: None CNPS: List 1B.2	Coastal bluff scrub, coastal dunes, coastal sage scrub, playas.	Does not occur on site due to a lack of suitable habitat
Southern tarplant <i>Centromadia parryi</i> ssp. <i>australis</i>	Federal: None State: Rare CNPS: List 1B.1	Disturbed habitats, margins of marshes and swamps, vernally mesic valley and foothill grassland, vernal pools.	Does not occur on site due to a lack of suitable habitat
Summer holly <i>Comarostaphylos diversifolia</i> ssp. <i>diversifolia</i>	Federal: None State: None CNPS: List 1B.2	Chaparral.	Does not occur on site due to a lack of suitable habitat
Thread-leaved brodiaea <i>Brodiaea filifolia</i>	Federal: FT State: SE CNPS: List 1B.1	Clay soils in chaparral (openings), cismontane woodland, coastal sage scrub, playas, valley and foothill grassland, vernal pools.	Does not occur on site due to a lack of suitable habitat
White rabbit-tobacco <i>Pseudognaphalium leucocephalum</i>	Federal: None State: None CNPS: List 2.2	Chaparral, cismontane woodland, coastal scrub, and riparian woodland in sandy and gravelly soils.	Does not occur on site due to a lack of suitable habitat

**Federal**

FE - Federally Endangered

FT - Federally Threatened

**State**

SE - State Endangered

ST - State Threatened

**CNPS**

List 1B - Plants rare, threatened, or endangered in California and elsewhere.

List 2 - Plants rare, threatened, or endangered in California, but more common elsewhere.

List 3 - Plants about which more information is needed.

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**Threat Code extension**

- .1 – Seriously endangered in California (over 80% occurrences threatened)
- .2 – Fairly endangered in California (20-80% occurrences threatened)
- .3 – Not very endangered in California (<20% of occurrences threatened or no current threats known)

**Special-Status Habitats**

A review of the March 2008 CNDDDB identified the following special-status habitats as occurring within the Tustin, Laguna Beach, Newport Beach, San Juan Capistrano, Orange, Dana Point, and El Toro Quadrangles quadrangles: Southern California Arroyo Chub/Santa Ana Sucker Stream, Southern Coast Live Oak Riparian Forest, Southern Coastal Salt Marsh, Southern Cottonwood Willow Riparian Forest, Southern Dune Scrub, Southern Foredunes, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, Valley Needlegrass Grassland.

No special-habitats occur on site, including those identified in the CNDDDB.

**Critical Habitat**

The property does not occur within any USFWS critical habitat areas.

**Migratory Bird Treaty Act Considerations**

The property currently contains trees, shrubs, and groundcover that have the potential to support nesting birds. Impacts to such species are prohibited under the Migratory Bird Treaty Act.<sup>6</sup>

**Corps/CDFG Jurisdiction**

The property contains no potential areas of Corps/CDFG jurisdiction.

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<sup>6</sup> The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R.21). In addition, sections 3505, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs.

#### IV. IMPACT ANALYSIS

The following discussion examines the potential impacts to plant and wildlife resources that may occur as a result of implementation of the Project. Project-related impacts can occur in two forms, direct and indirect. Direct impacts are considered to be those that involve the loss, modification or disturbance of plant communities, which in turn, directly affect the flora and fauna of those habitats. Direct impacts also include the destruction of individual plants or wildlife, which may also directly affect regional population numbers of a species or result in the physical isolation of populations thereby reducing genetic diversity and population stability.

Other impacts, such as loss of foraging habitat, can occur although these areas or habitats are not directly removed by project development; i.e., indirect impacts. Indirect impacts can also involve the effects of increases in ambient levels of noise or light, unnatural predators (i.e., domestic cats and other non-native animals), competition with exotic plants and animals, and increased human disturbance such as hiking and dumping of green waste on site. Indirect impacts may be associated with the subsequent day-to-day activities associated with project build-out, such as increased traffic use, permanent concrete barrier walls or chain-link fences, exotic ornamental plantings that provide a local source of seed, etc., which may be both short-term and long-term in their duration. These impacts are commonly referred to as "edge effects" and may result in a slow replacement of native plants by exotics, and changes in the behavioral patterns of wildlife and reduced wildlife diversity and abundance in habitats adjacent to project sites.

Potential significant adverse effects, either directly or through habitat modifications, on any special-status plant, animal, or habitat that could occur as a result of project development, are discussed below.

#### **California Environmental Quality Act Thresholds of Significance**

Environmental impacts relative to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in CEQA, Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State of California:

*"Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities..."*

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Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7 (Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Appendix G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

*“The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, reduce the number or restrict the range of an endangered, rare, or threatened species, ...”*

Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following criteria discussed below would result from implementation of the proposed project.

#### **Criteria for Determining Significance Pursuant to CEQA**

Appendix G of the 1998 State CEQA guidelines indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal*

*pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

*d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.*

*e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

*f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.*

### **Direct Project Impacts**

At this time, the precise development and grading plans for the proposed residential lot are not available. However, the buildable area of the proposed lot has been identified, as depicted on the attached Vegetation Map [Exhibit 3]. Therefore, this impact analysis assumes that all vegetation within the buildable area will be impacted. A summary of vegetation impacts is given in Table 3 below.

**TABLE 3. Summary of Potential Impacts (Acres) by Vegetation Associations Occurring with the Buildable Area.**

<b>Vegetation Association</b>	<b>Total on Site (acres)</b>	<b>Buildable Area (acres)</b>
Mixed Sage Scrub/Chenopod Scrub	0.29	0.008
Ruderal	0.49	0.39
Ruderal/Ornamental	0.06	0.0001
Southern Willow Scrub	0.04	0.04
Ornamental	0.82	0.11
Disturbed	0.18	0.15
<b>TOTAL</b>	<b>1.88</b>	<b>0.70</b>

Impacts to ruderal, ornamental, and disturbed areas would not be considered significant as these areas have low habitat value and have no potential to support special status flora or fauna. Given that the mixed sage scrub/chenopod scrub located on the hillside adjacent to the buildable has no potential to support special status flora or fauna, including the coastal California gnatcatcher,

impacts to 0.008 acre of mixed sage scrub/chenopod scrub would not be significant. As previously stated, the 0.04 acre of southern willow scrub onsite is not associated with a jurisdictional drainage or wetland, and therefore impacts to this association would not be significant.

### **Indirect Effects**

No indirect effects are anticipated as a result of the proposed residential lot.

### **Recommended Mitigation Measures**

The Project Site has some potential to support nesting migratory birds. Impacts to such species are prohibited under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code.<sup>7</sup> In order to ensure that the proposed project will not impact nesting migratory birds, the following mitigation measure is recommended:

- If vegetation is to be removed during the nesting season, recognized from February 1 through August 31, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation no more than three days prior to vegetation removal. If active nests are identified during nesting bird surveys, then the nesting vegetation will be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist will flag the active nesting vegetation, and will establish an adequate buffer around the nesting vegetation of 300 feet (500 feet for raptors). If active nests are identified, clearing/grading shall not occur within the buffer until the nesting event has completed.

With the implementation of the above mitigation measure, the project impacts will be reduced to less than significant pursuant to CEQA.

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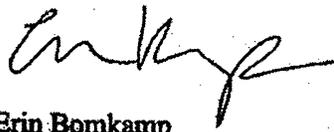
<sup>7</sup> The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R.21). In addition, sections 3505, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs.

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If you have any questions regarding this letter report, please call me at (949) 837-0404.

Sincerely,

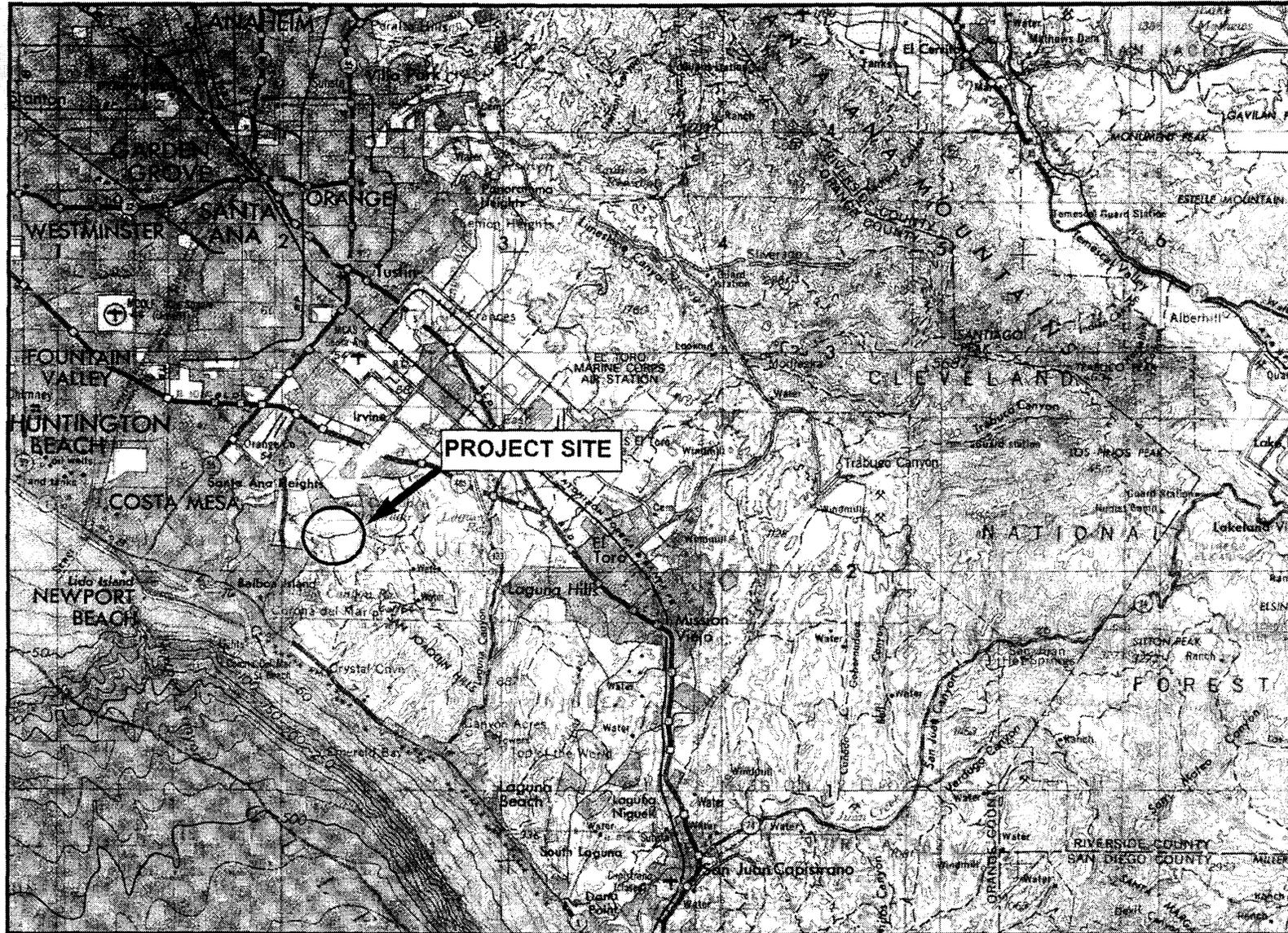
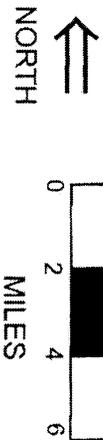
GLENN LUKOS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Erin Bomkamp', written in a cursive style.

Erin Bomkamp  
Biologist

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Adapted from USGS Santa Ana quadrangle

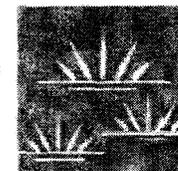


**BIG CANYON  
RESIDENTIAL LOT PROPOSAL**

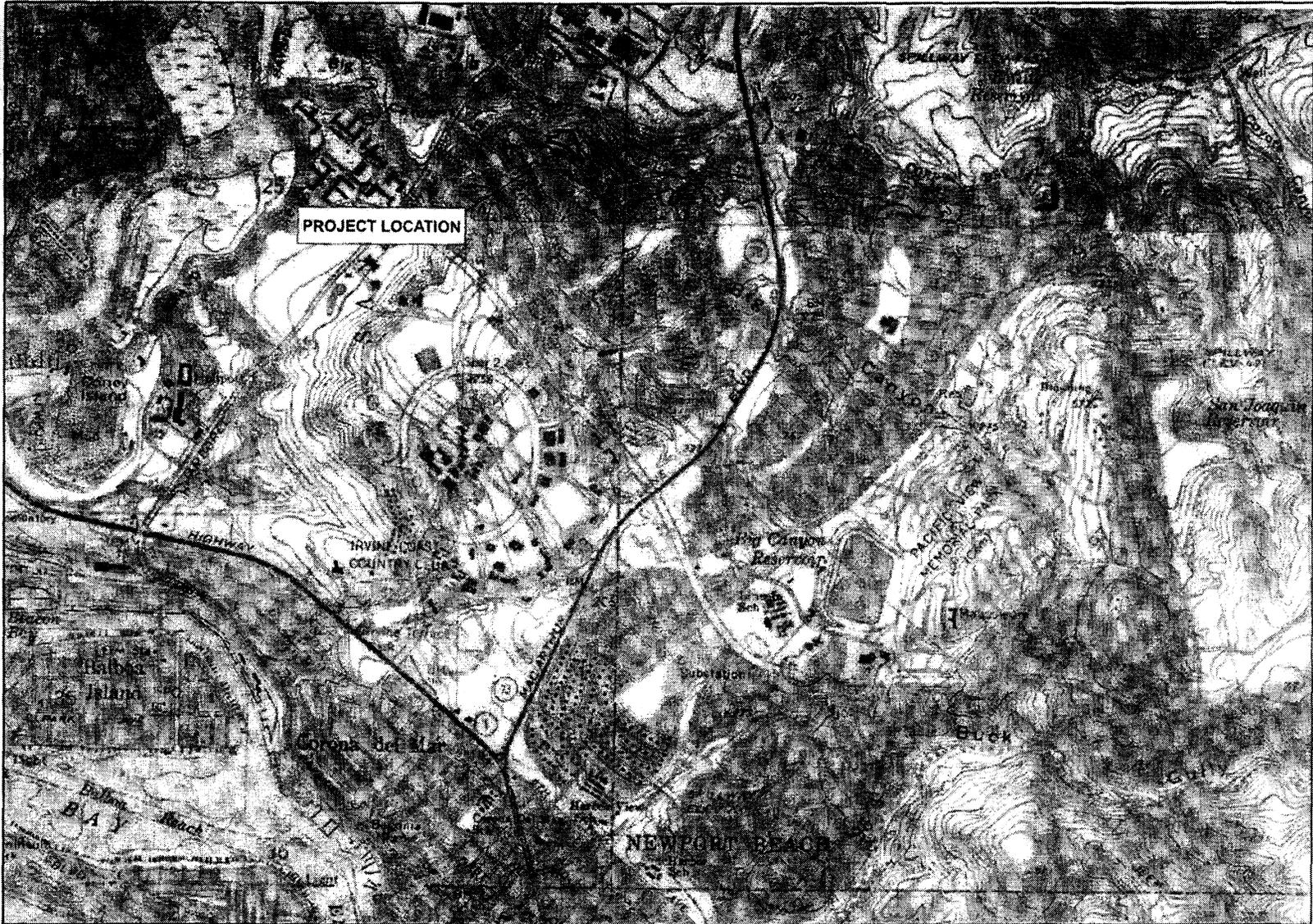
Regional Map

**GLENN LUKOS ASSOCIATES**

EXHIBIT 1



Adapted from USGS Tustin, Ca quadrangle



# BIG CANYON RESIDENTIAL LOT PROPOSAL

Vicinity Map

GLENN LUKOS ASSOCIATES

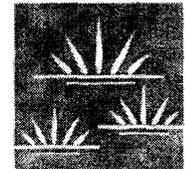
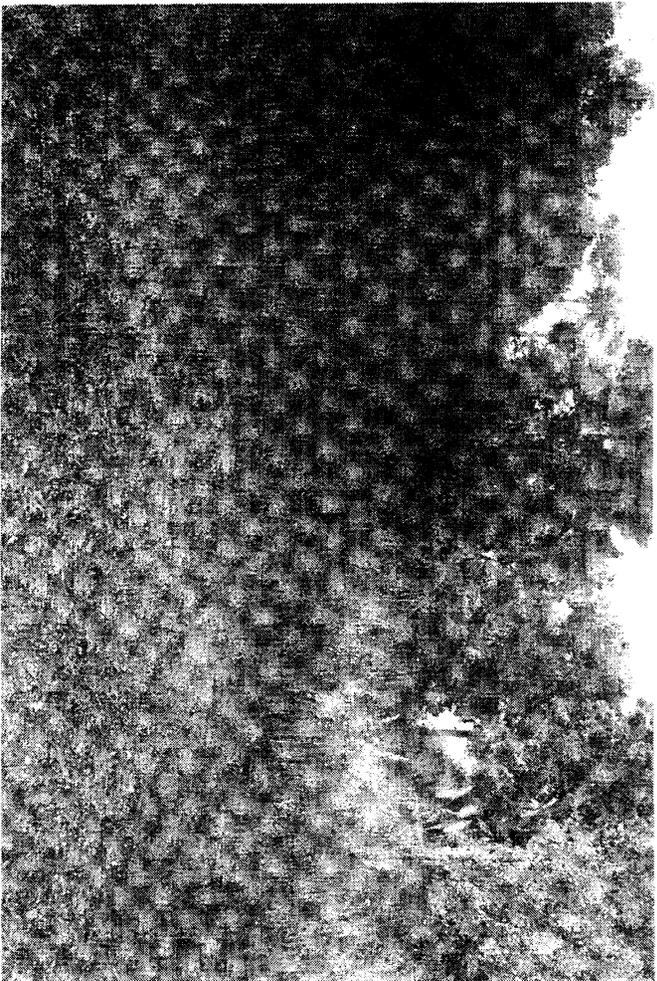
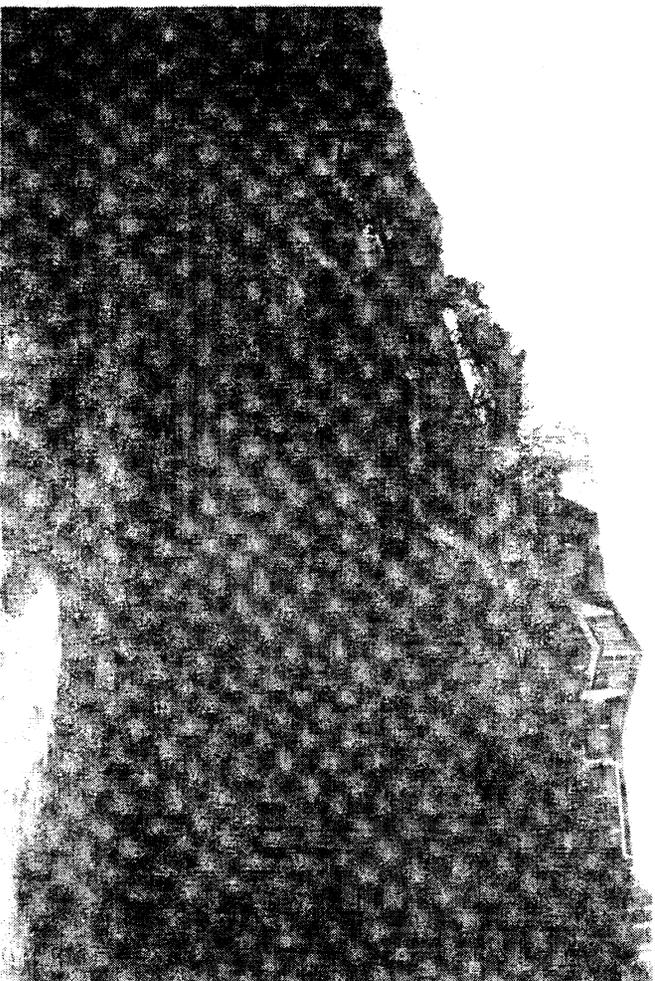


Exhibit 2





PHOTOGRAPH 1. Southeast facing view of disturbed area and ruderal vegetation.



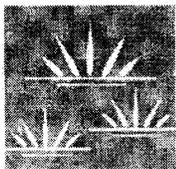
PHOTOGRAPH 2. Northeast facing view of slope vegetated with mixed sage scrub and chenopod scrub.

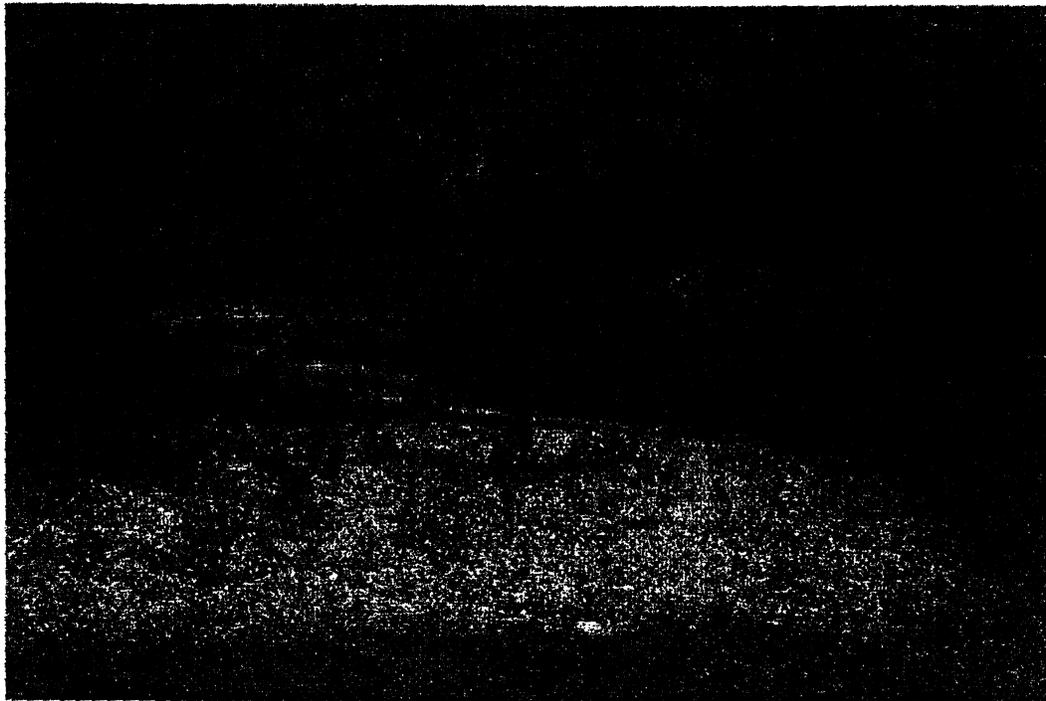
## BIG CANYON RESIDENTIAL LOT PROPOSAL

Site Photographs

GLENN LUKOS ASSOCIATES

EXHIBIT 4

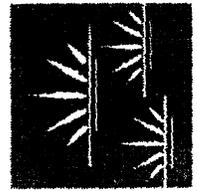




**PHOTOGRAPH 3.** Northwest-facing view of graded pad. Note the disturbed nature of the site and the mulch covering much of the area.



**PHOTOGRAPH 4.** East-facing view of ornamental vegetation, including pampas grass, pride of Madeira, and myoporum, in the southeast corner of the site.



**GLENN LUKOS ASSOCIATES**

**EXHIBIT 4**

**BIG CANYON RESIDENTIAL  
LOT PROPOSAL**

**Site Photographs**